

# Lease Availability Report

## 90 Rio Grande Blvd

Denver, CO 80223 - Lower Central Ind Submarket



### BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Single
Year Built:	1951
RBA:	30,647 SF
Floors:	1
Typical Floor:	30,647 SF
Ceiling Ht:	15'

### AVAILABILITY

No Spaces Available

### EXPENSES PER SF

Taxes:	\$1.52 (2016)
Opex:	\$0.99 (2010)

### LOADING

Docks:	2 int/1 ext	Drive Ins:	1 tot./9'w x 12'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

### LAND

Land Area:	0.94 AC
Zoning:	I-1
Parcel	5096-00-024

### TRANSPORTATION

Parking:	15 free Surface Spaces are available; Ratio of 0.60/1,000 SF
Airport:	36 minute drive to Denver International Airport

### KEY TENANTS

Masters Craft Flooring Company	30,647 SF
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