

FOR LEASE

8,882 – 98,817 SF



INDUSTRIAL SPACE

300 W 53rd Place,  
DENVER, CO 80216

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*Novel*Commercial

# LEASE SUMMARY

STARTING RENT

**\$8.25/SF NNN**

LEASABLE UNITS

**8,882 SF - 98,817 SF**  
\*Units can be combined

FLEXIBLE USES

**Prime Industrial Units  
Warehouse  
Distribution  
Manufacturing**

CAM

**\$3.53/SF**

LOT SIZE

**5.6 Acres**

COLUMN SPACE

**25' x 50'**

CLEAR HEIGHT

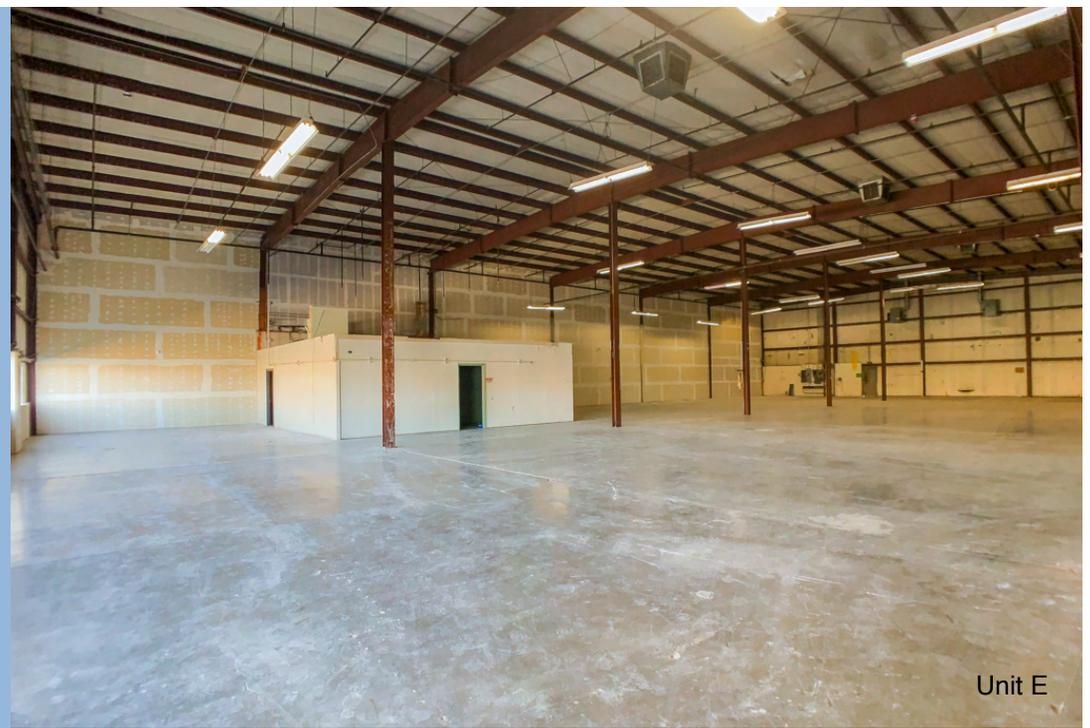
**20' - 24'**

LOADING

**12 Dock High Doors  
2 Drive-In Door  
2 Interior Dock Door**

ZONING

**I-2**



Unit E





- ✓ Industrial Units in Multi-Tenant Building
- ✓ Partial Visibility Along I-25
- ✓ Central Location Near I-25, I-76, US-36, I-70
- ✓ Sales Tax is 4.75%
- ✓ Curb Cut for Truck Access
- ✓ New Roof in 2019 with 20 year warranty
- ✓ Fully Fire Sprinklered
- ✓ Private Restroom in Each Unit
- ✓ Enterprise Zone for Unincorporated Adams County

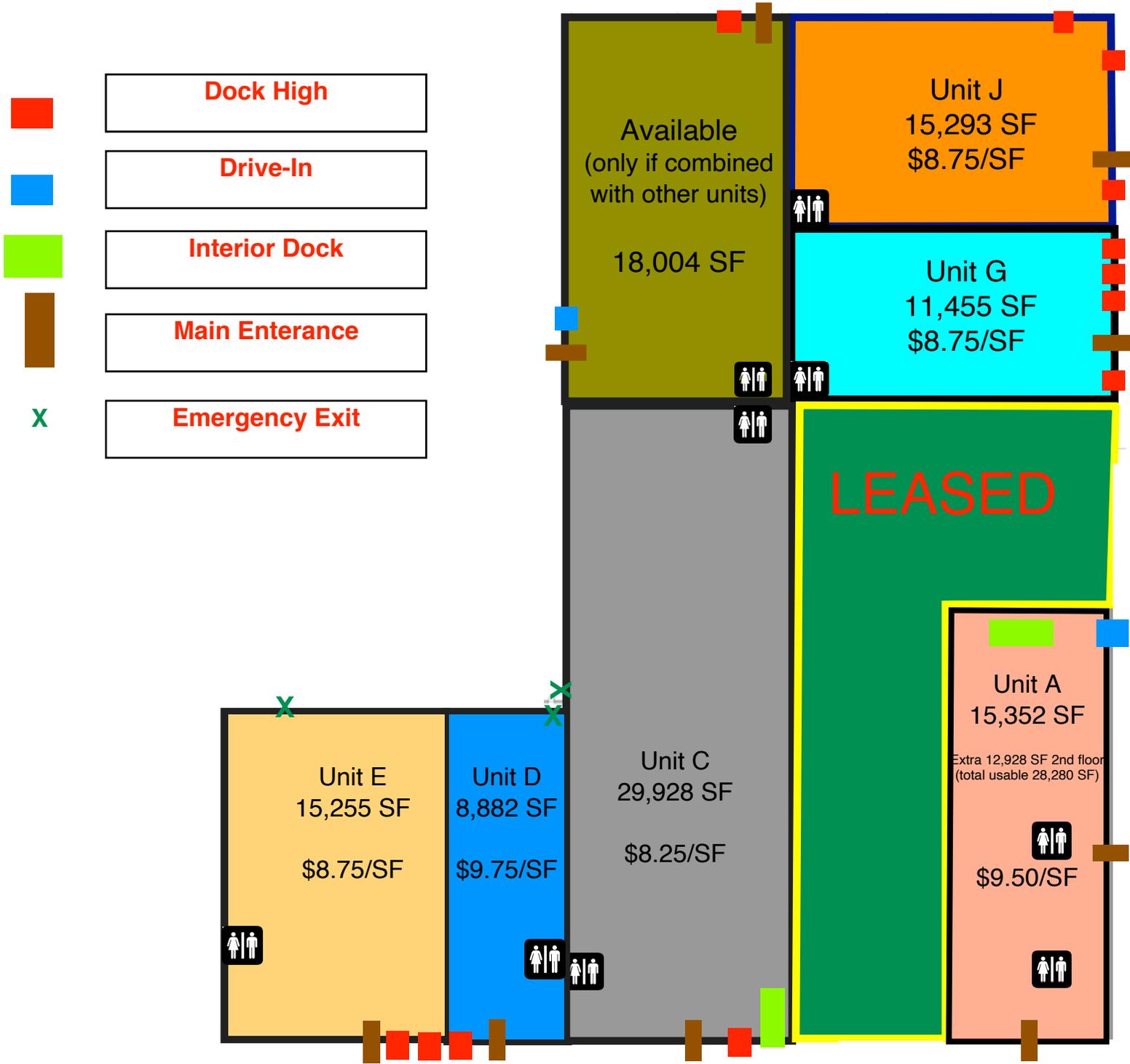
- Unit A:** 15,352 SF Warehouse + EXTRA 12,928 SF 2nd floor (total usable 28,280 SF)  
1 Drive-In 1 Interior Dock Doors
- Unit C:** 29,928 SF Warehouse  
1 Dock High 1 Interior Dock Doors
- Unit D:** 8,882 SF Warehouse  
1 Dock High Door
- Unit E:** 15,255 SF Warehouse  
2 Dock High Doors
- Unit G:** 11,455 SF Warehouse  
4 Dock High Door
- Unit J:** 15,293 SF Warehouse  
3 Dock High Doors
- Unit K/I:** 18,004 SF Warehouse  
1 Dock High 1 Drive - In Doors - ONLY Available if Combined with Other Units.

\*Units can be combined

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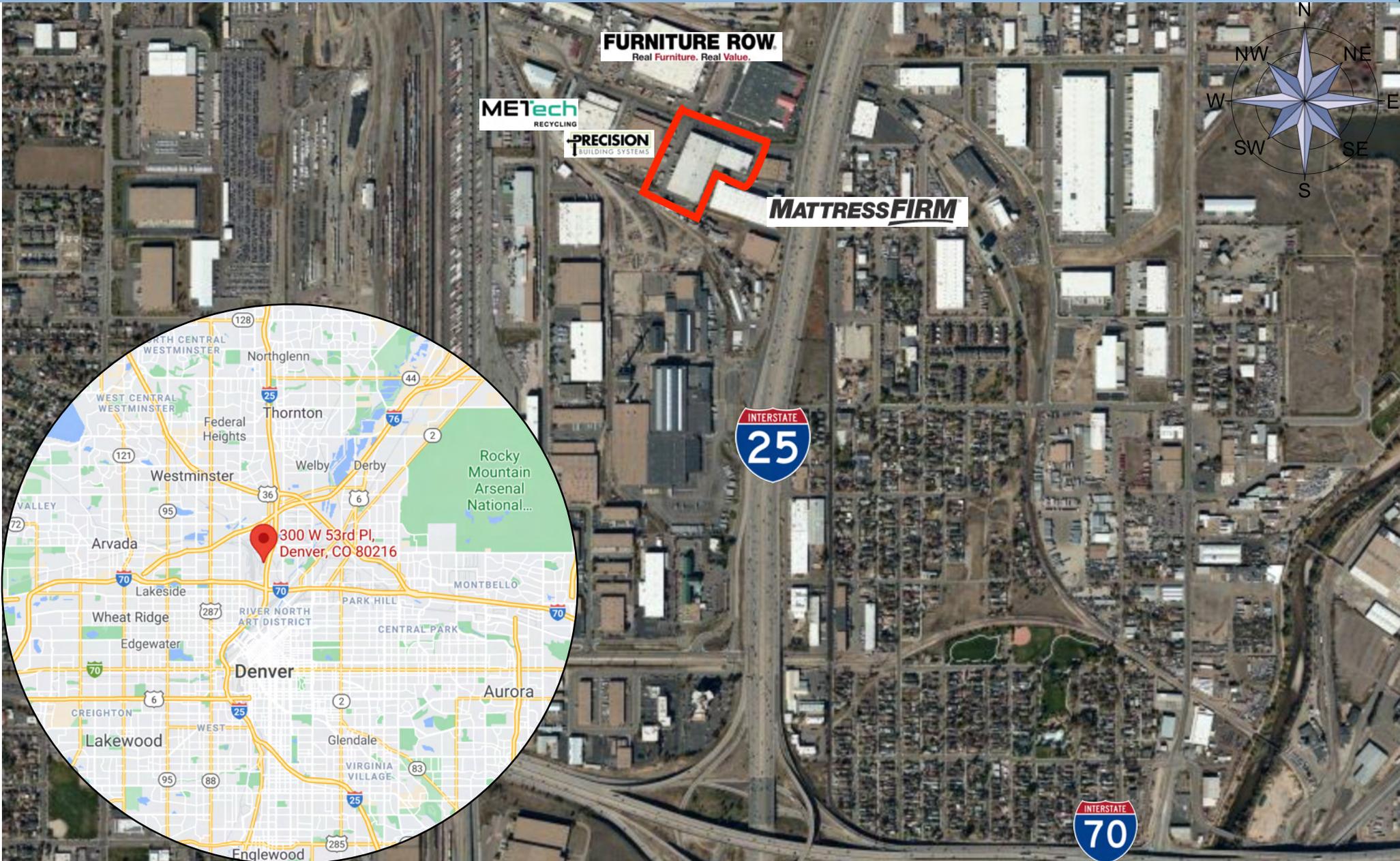


# SITE PLAN





# LOCATION



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