

AVAILABLE

3660 E. 40th AVENUE
DENVER, COLORADO 80205



Conveniently located near I-70 & Colorado, an ideal location for high visibility and incredible access. Perfect for distribution or manufacturing company, with significant warehouse space, 18+ foot clearings, with 6,000 office buildout, The 13,000 SF warehouse has two (2) dock high doors and one (1) drive in. Parking in front allows for retail frontage and customer parking. Ample employee and fleet parking within the 30,000 SF fenced lot.

FOR MORE INFORMATION, PLEASE CONTACT

Dawn Moore

303.297.8151

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INDUSTRIAL BUILDING FOR LEASE - WITH LARGE FENCED YARD



EXDO PROPERTIES

3535 Larimer Street
Denver, CO 80205

303 297 8151
www.exdoproperties.com

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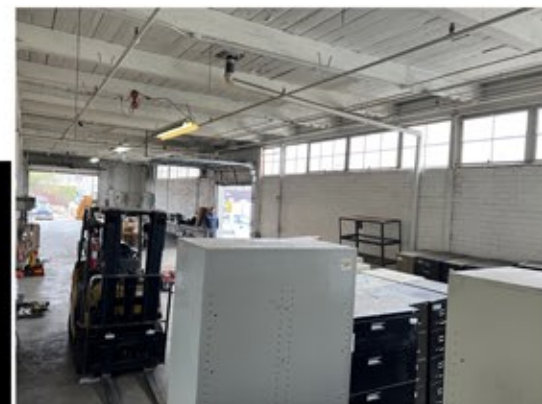
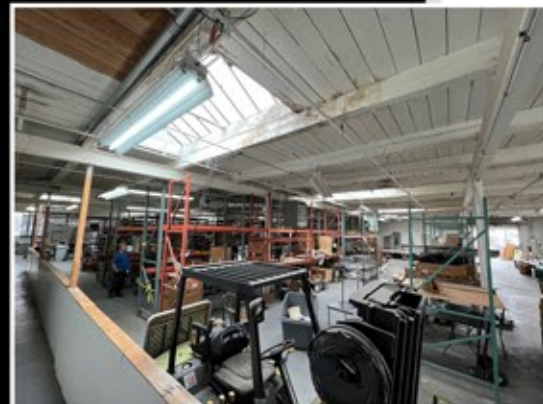
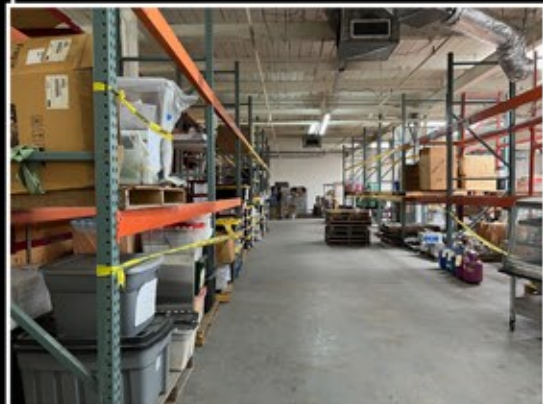
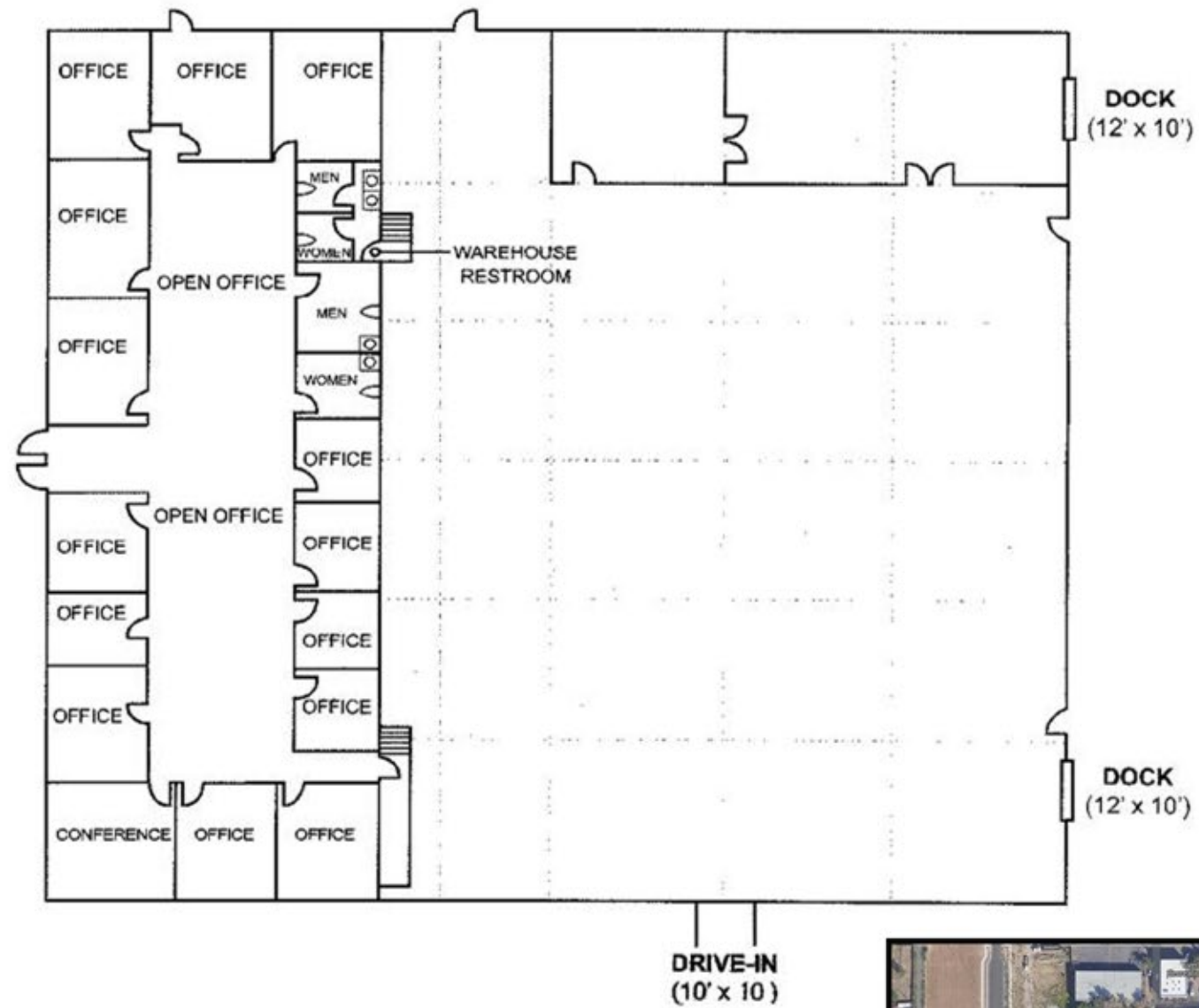
3660 E. 40th Avenue Denver, CO

PROPERTY DETAILS

Building Size: 19,063 SF approx
Rental Rate: \$8.00 / SF / Year NNN
OpEx: \$4.93/ SF
Available: Now
Lease Term: Negotiable
Zoning: I-MX-3

AMENITIES

- Secured 30,000 SF Fenced Yard
- 6,000 SF Office Buildout
- Loading: Two (2) Dock, One (1) Drive-In
- High visibility
- Easy access: Colorado Blvd and I-70
- 19' x 23' Column Spacing
- 14' Clear Height



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