



4570 Ivy Street, Unit B-300 & 5855 East 45th Avenue, Unit A-135 Denver, CO 80216

I-70 Business Center is a 126,516 SF modern distribution project which offers excellent access via East 45th Avenue to I-70. Features skylights, dock levelers, load lights and modern office finish. Freeway visibility.

Broker Contact

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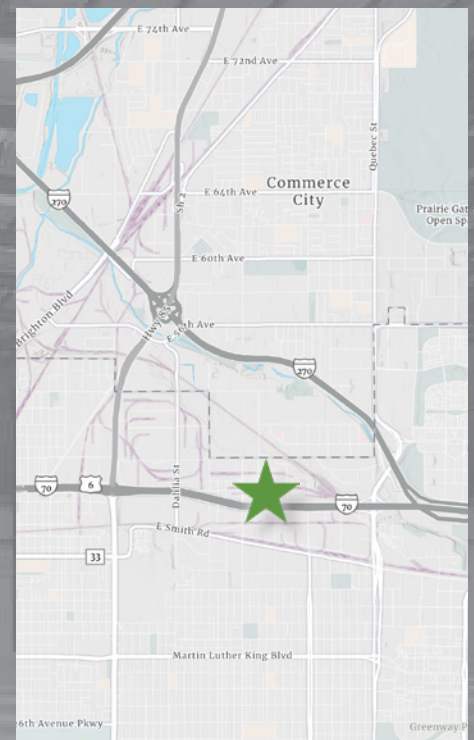
colliers.com/denver

Owner Contact

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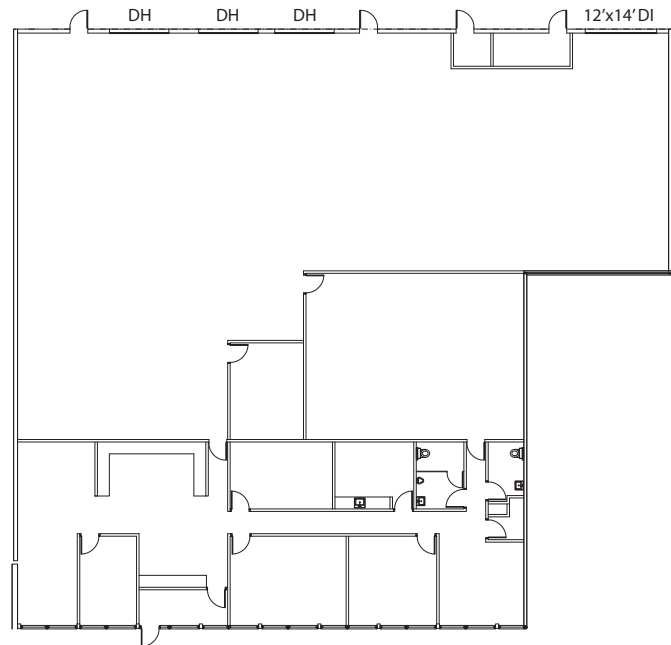
www.firstindustrial.com



I-70 Business Center

4570 Ivy Street, Unit B-300

Available:	Immediately
Available SF:	9,370 SF
Office SF:	3,123 SF
Warehouse SF:	6,247 SF
Base Rent:	\$10.00/SF NNN
2026 Opex:	\$5.01/SF
Monthly Rent:	\$11,720.31
Docks:	Three (3)
Drive-In:	One (1)
Clear Height:	18'0"
Parking Facilities:	Ample
Power:	220 Amps/3-Phase



5855 East 45th Avenue, Unit A-135

Available:	Immediately
Available SF:	9,918 SF total
Office SF:	3,450 SF
Warehouse SF:	6,468 SF
Base Rent:	\$10.00/SF NNN
2026 Opex:	\$4.84/SF
Monthly Rent:	\$12,265.26
Drive-Ins:	Three (3) 12'x14'
Sprinklered:	Yes
Clear Height:	18'0"
Power:	To be verified

