

FOR LEASE > INDUSTRIAL SPACE

Colliers

Stapleton Industrial Center

10550 EAST 54TH AVENUE, UNIT A, DENVER, COLORADO

10,075 SQ. FT. - Nine Dock High Doors



Building Amenities

- > 3,400 Sq. Ft. of Two-Story Office
- > Nine (9) Dock High Doors
- > One (1) Drive-In Door
- > 22' Clear Height
- > Sprinklered
- > 277/480 Volt Power
- > 35' x 36'-6" Column Spacing
- > I-2 Zoning
- > Cross Dock Warehouse (90'-6" Depth)
- > Available November 1, 2026
- > For Lease at \$9.95/Sq. Ft. NNN
- > \$3.93/Sq. Ft. Est. Operating Expenses

AGENT: THOMAS B. STAHL, SIOR
303 745 5800 | MAIN
303 283 4572 | DIR
tom.stahl@colliers.com

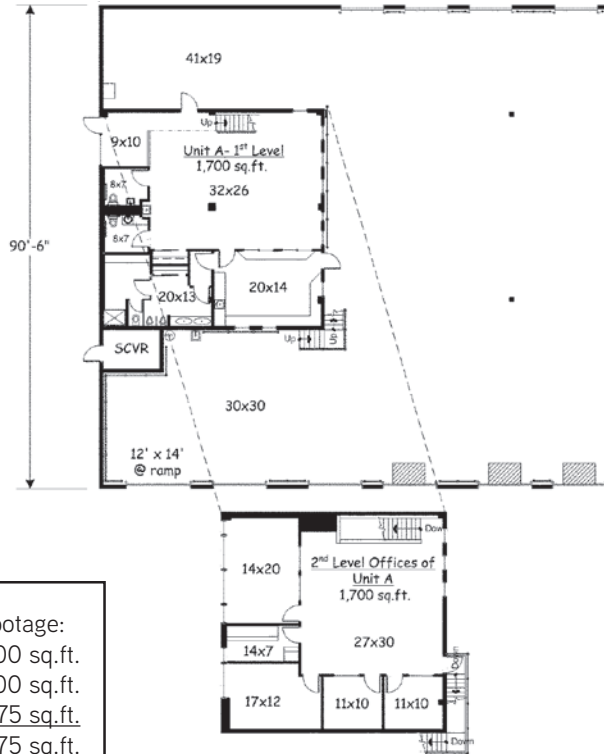
AGENT: T.J. SMITH, SIOR
303 745 5800 | MAIN
303 283 4576 | DIR
tj.smith@colliers.com

COLLIERS DENVER
4643 S. Ulster St., Suite 1000
Denver, CO 80237
www.colliers.com/denver

10550 East 54th Avenue, Unit A >

Floor Plan & Site Plan

Floor Plan

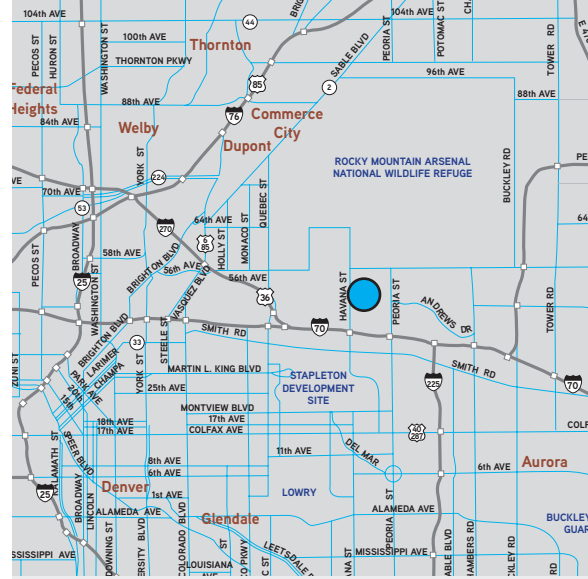
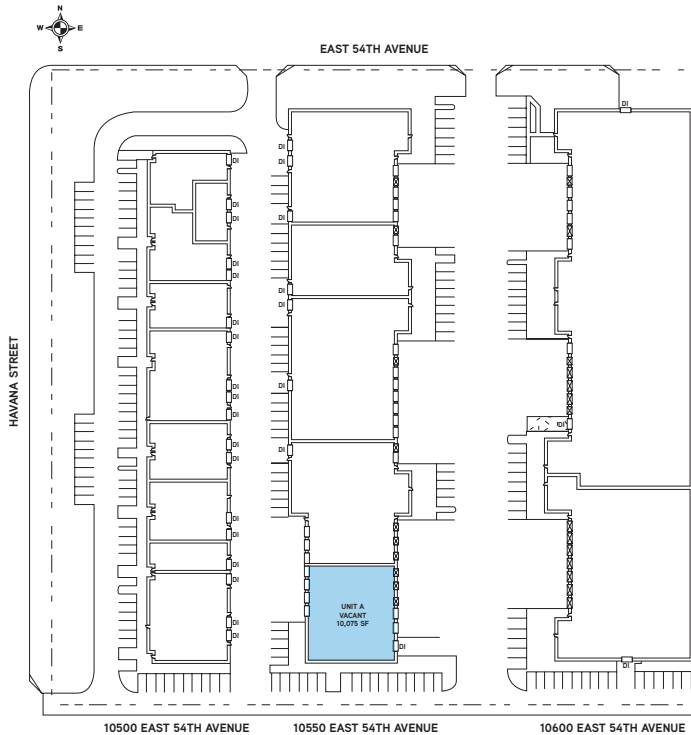


Approximate Square Footage:	
1 st Level Office	1,700 sq.ft.
2 nd Level Office	1,700 sq.ft.
Warehouse	6,675 sq.ft.
TOTAL	10,075 sq.ft.

10550 East 54th Avenue, Unit A



Site Plan



Contact Us

AGENT: THOMAS B. STAHL, SIOR
303 745 5800 | MAIN
303 283 4572 | DIR
tom.stahl@colliers.com

AGENT: T.J. SMITH, SIOR
303 745 5800 | MAIN
303 283 4576 | DIR
tj.smith@colliers.com



BROKERAGE
DISCLOSURE

COLLIERS DENVER
4643 South Ulster Street, Suite 1000
Denver, CO 80237
www.colliers.com/denver

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

