

# Industrial Space For Lease

**3 Months Free Base Rent  
On A New 5 Year Signed Lease\***

**AUTOMATED GATE AND FENCED PARKING/LOADING COURT**

## Highlights

- › Easy Access to I-70 and I-25
- › Central Denver location
- › Fenced Loading Courtyard / Gated Entrance
- › Brand new office finishes

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## Denver Core Industrial 5050 Fox Street | Unit A Denver, CO 80216

### Property Overview

Available:	12/1/26
Unit Size:	8,300 SF
Office Size:	+/- 10%
Lease Rate:	\$9.95/SF NNN
2026 Op. Ex.:	\$5.91/SF
Clear Height:	14'9"
Loading:	Three (3) Drive-Ins
Sprinklered:	Yes, Standard Wet System
Power:	300 Amps (TBV)
Zoning:	I-B, UO-2

*\*Subject to certain terms and conditions, including in part new tenant taking occupancy and rent commencement prior to March 31st, 2026.*

*Pricing, terms, and availability are subject to change and/or withdrawal without notice.*

# For Lease

DOWNTOWN  
DENVER



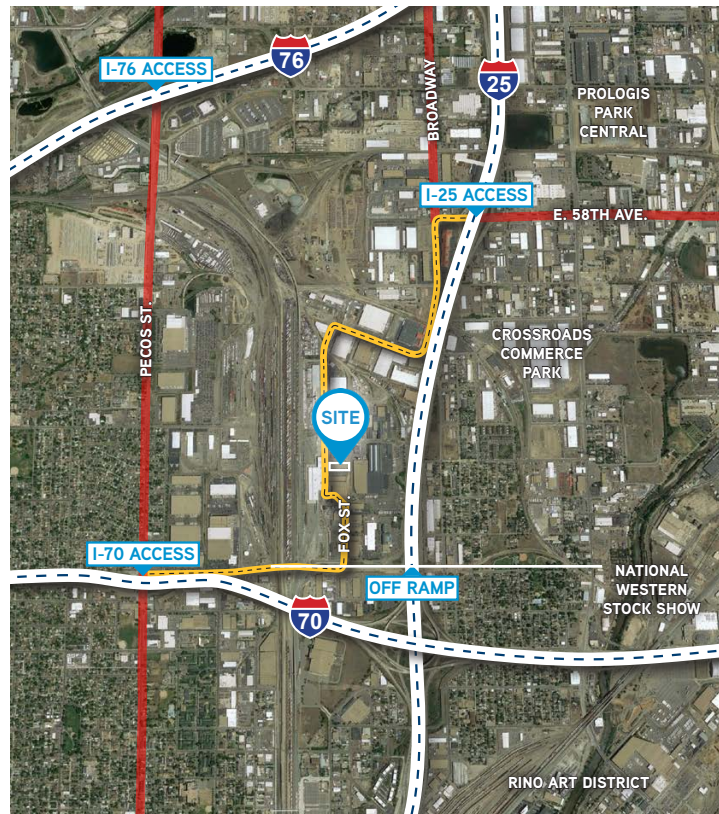
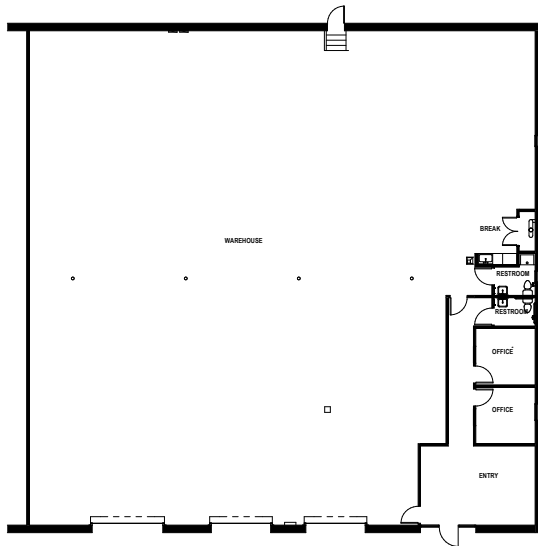
W. 48TH AVE.

SITE

GATED, FENCED  
LOADING COURT

FOX ST.

## Floor Plan | Unit A | 8,300 SF



[Brokerage Disclosure](#)

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