



For Sale or Lease

Industrial/Food Processing Facility

QUEBEC/I-70 INTERCHANGE

4300 Oneida Street
Denver, CO 80216

PROPERTY FEATURES

PRICE REDUCED! \$12,180,000 \$10,750,000

LEASE RATE \$5.50 - \$6.50 NNN

Building Size 105,911 SF
 (101,000 SF of warehouse)

Office Space 5,000 SF (3,200 SF outside main building envelope and 1,800 inside the envelope)

Parcel Size 6.59 Acres

Yard Entire site is fully paved

Mill Levy 77.134

Power 3,500 Amps 3-Phase 4-Wire (TBV)

Current Zoning I-B (Allows for outside storage)

Construction Steel/Masonry (concrete block)

Clear Height 20' to roof deck - 18' clear to joist

YOC 1962

Columns 31' x 32'6" typical

- Loading**
- **North Side:** 3 standard dock highs and 1 drive-in + 15 van doors
 - **West Side:** 4 standard dock highs and 1 drive-in
 - **East Side:** 2 standard dock highs



FOR MORE INFORMATION

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HIGHLIGHTS

- 1.0 Mile from Smith Road Light Rail Stop
- Excellent industrial location with I-70 visibility and signage
- New .45 mil TPO roof replaced on ¾ of building in 2017 & 2018
- Fully-paved site with outside storage permitted
- Wet sprinklered; many new high flow heads
- 4-Inch water service feed
- Heavy floor drains throughout production area; drain separation units on east side of building
- Rare opportunity to acquire a heavy power facility that allows for many different food production/manufacturing uses
- Active UP rail spur to property
- Newer HVAC units on rooftop

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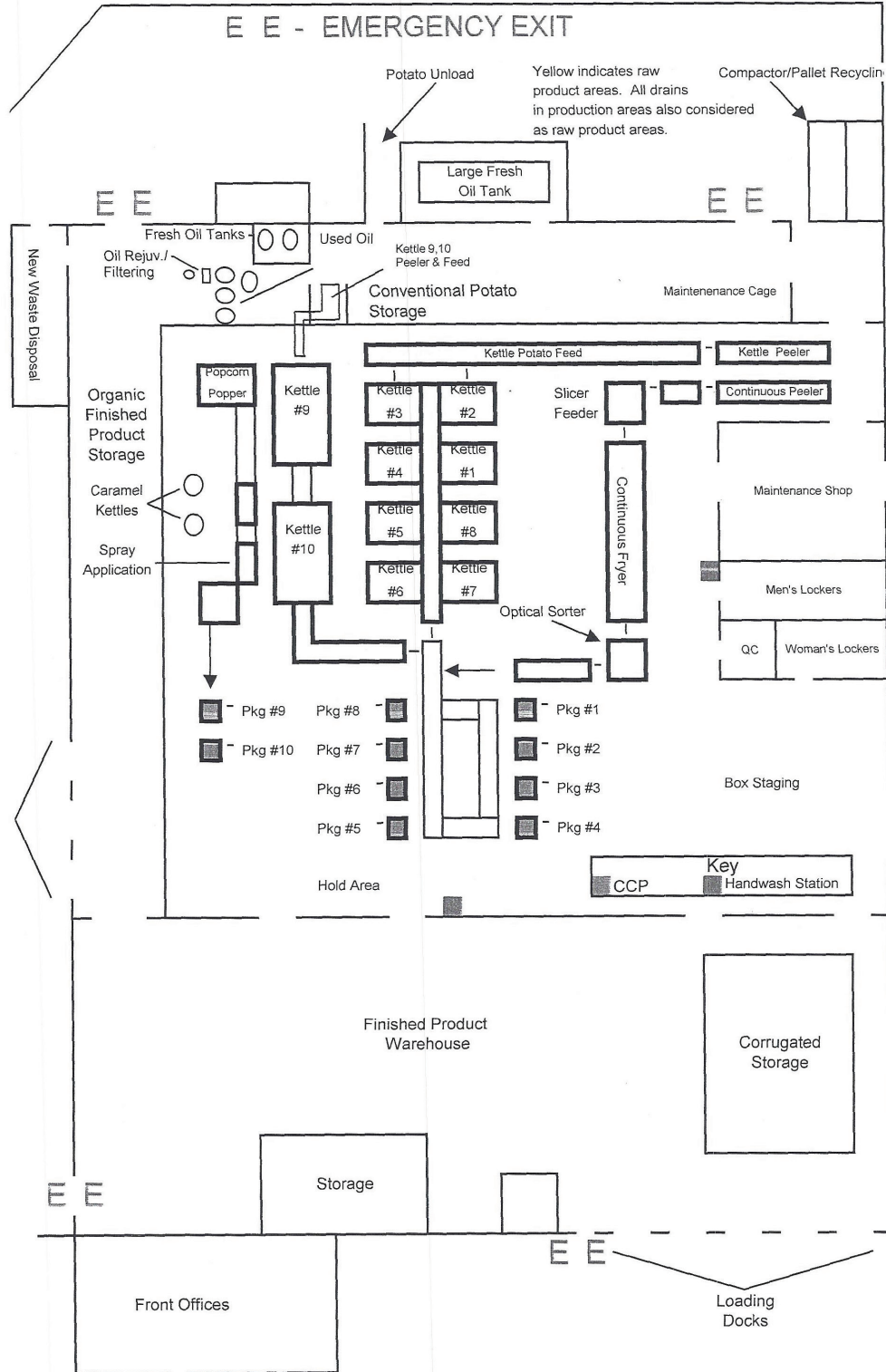
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FLOOR PLAN



Document Type	Version	Date Changed	Replaces	Changed By
Facility Map	Version 2	7/29/2014	Version 1	Bryan Propp



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INTERIOR IMAGES

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