



**CUSHMAN &
WAKEFIELD**

Outstanding Interstate Access and I-76 Visibility

Sitework & Grading Under Way



FOR LEASE

**1100 W. 64th
Avenue**

Denver, Colorado 80221

PROPERTY HIGHLIGHTS

Secured Yard For Lease

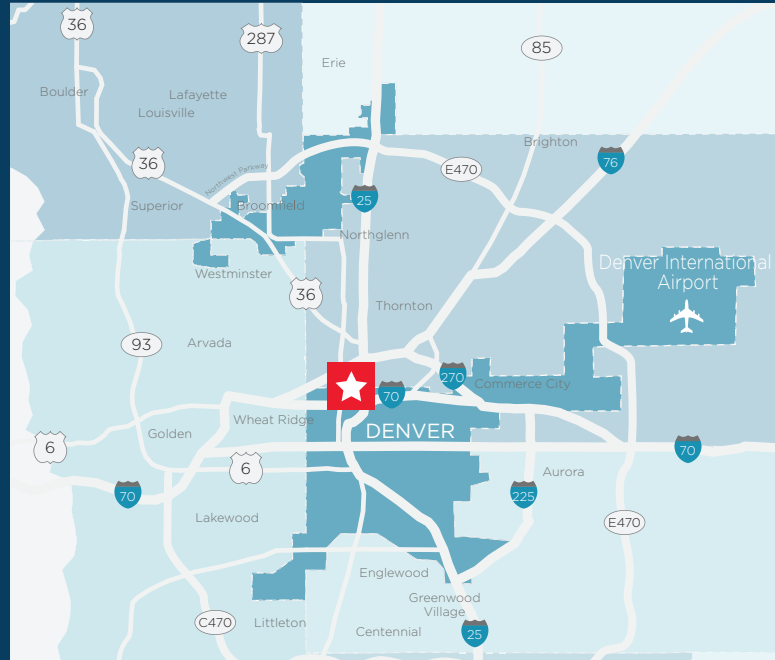
Lease Rate: Negotiable

Property Features

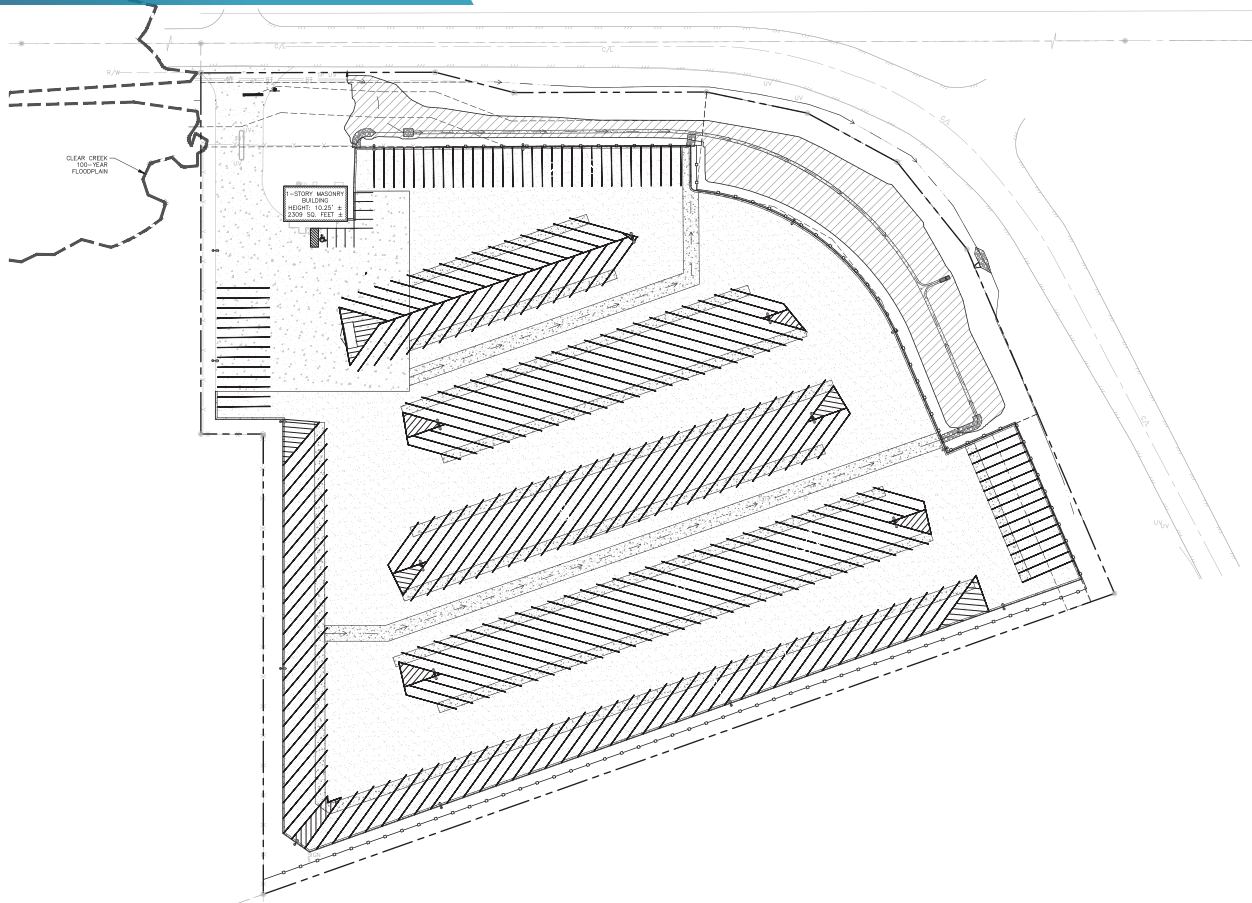
Site Size	12.2 Acres
Zoning	1-2
City/County	Denver/Unincorporated Adams County

Additional Highlights

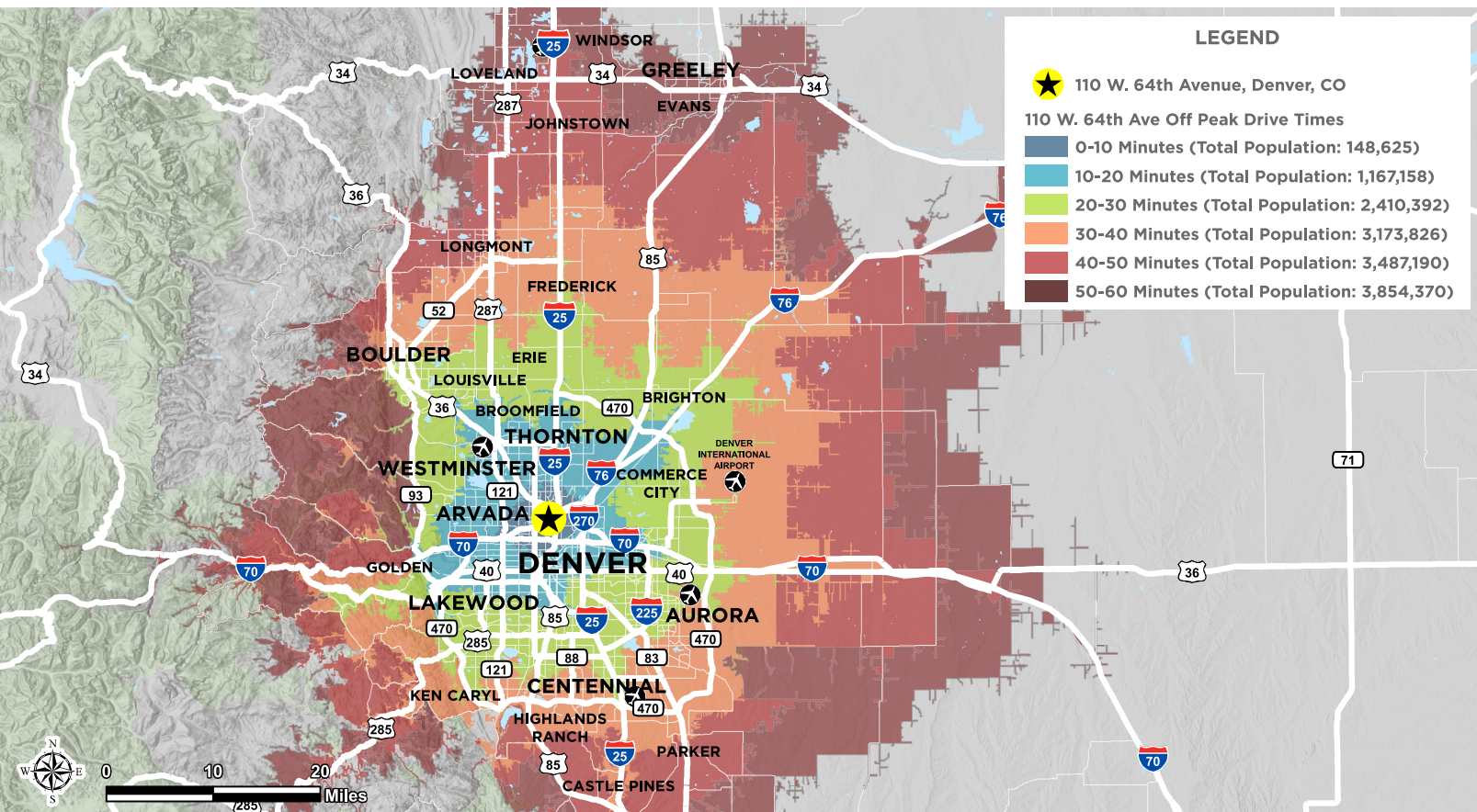
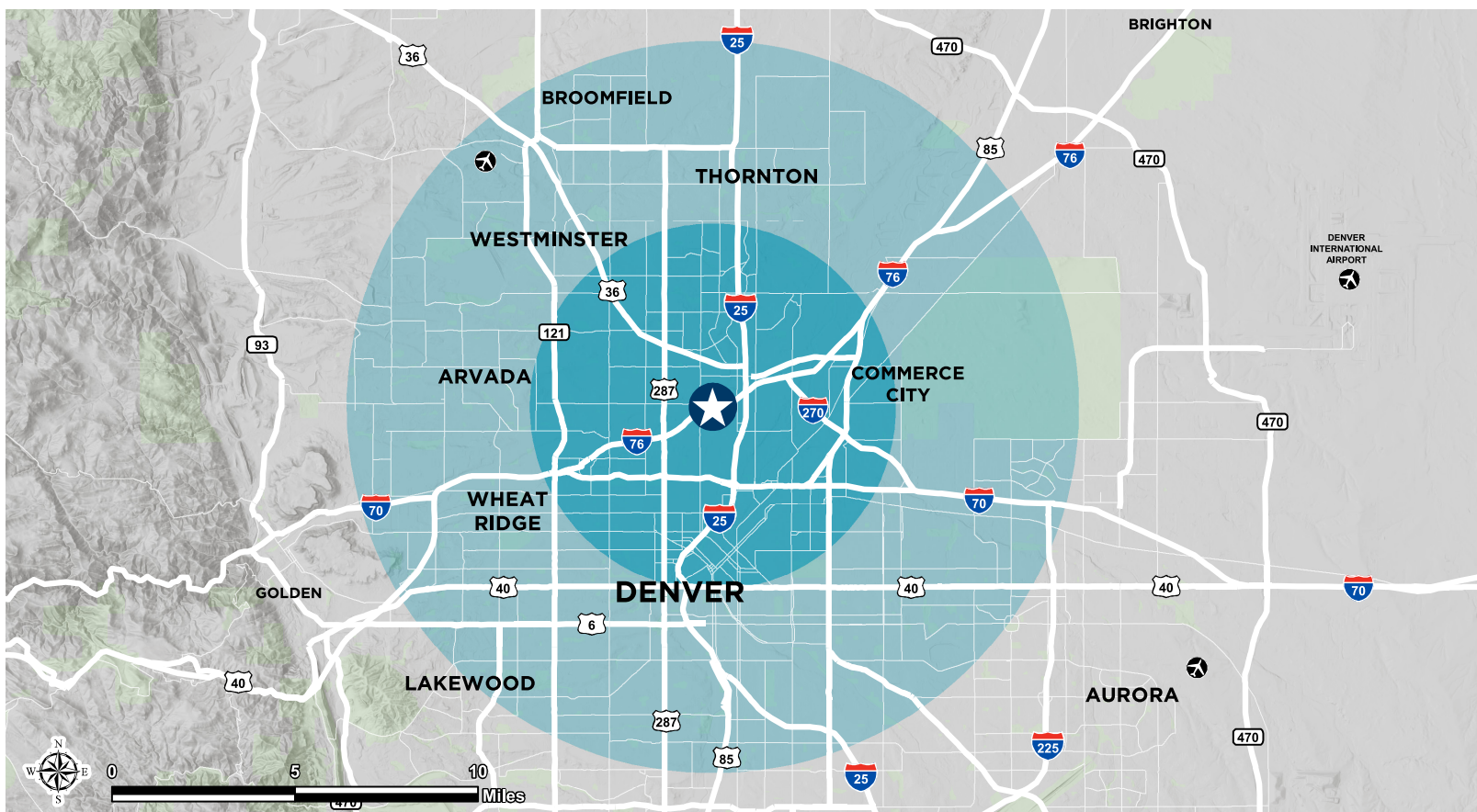
- Security gate to access site
- 1,364 SF Office trailer
- Site will be delivered paved, fenced and lit
- Approximately 300 trailer parking stalls
- Premium Central Denver location
- Quick access to I-76, I-25, I-70, US 36 and I-270

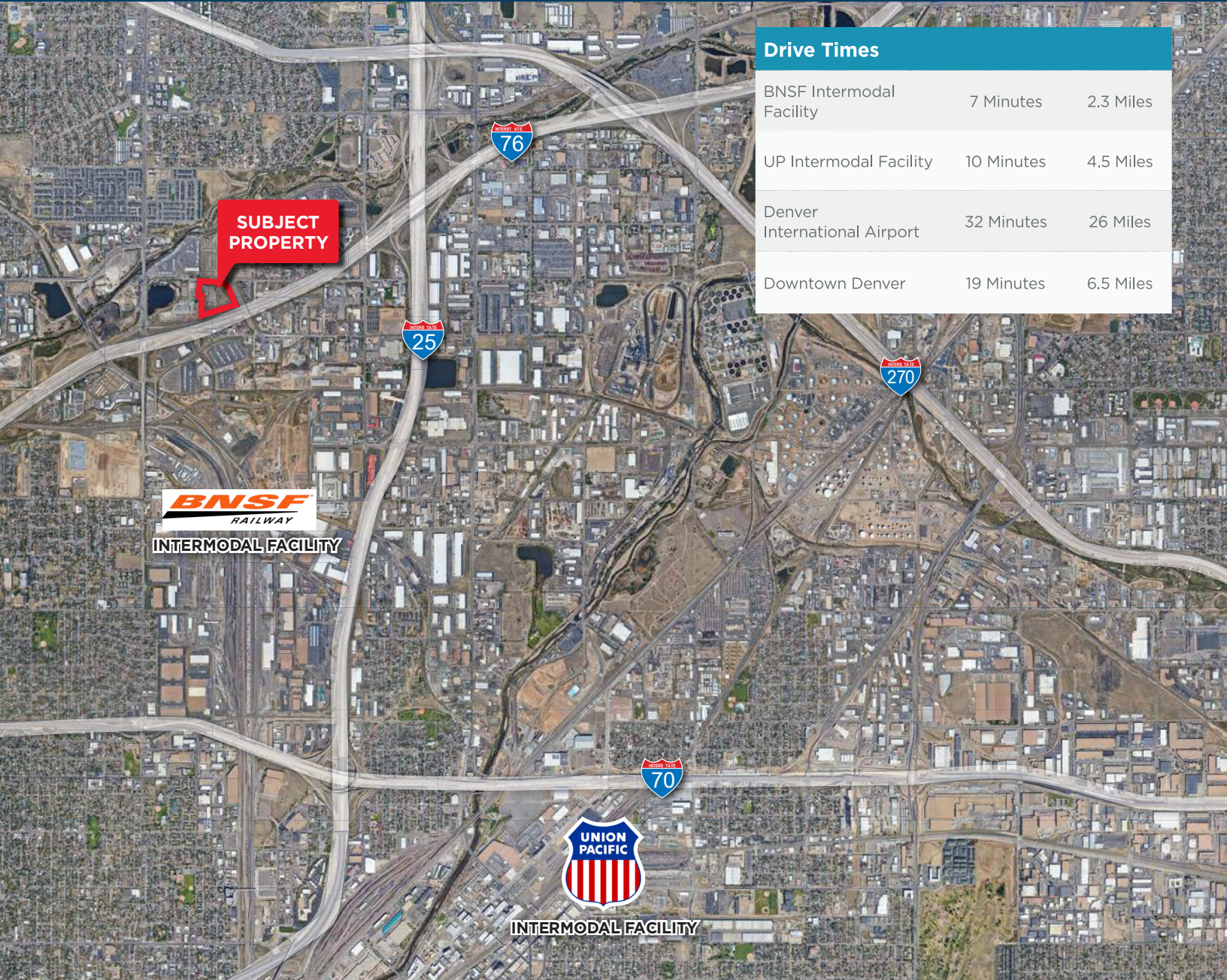


SITE PLAN



MAP





Drive Times

BNSF Intermodal Facility	7 Minutes	2.3 Miles
UP Intermodal Facility	10 Minutes	4.5 Miles
Denver International Airport	32 Minutes	26 Miles
Downtown Denver	19 Minutes	6.5 Miles

For more information, please contact:

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