

INDUSTRIAL FOR LEASE | I-70 VISIBILITY

ENTERPRISE PARK

10075 E 40TH AVENUE - SUITE 200

Denver, CO 80238



PROPERTY INFORMATION

AVAILABLE:	55,827 SF
SPEC OFFICE:	±2,200 SF
CLEAR HEIGHT:	24'
LOADING:	7 Dock High, 1 Drive-In (3 knock outs)
ZONING:	C-MU-30
ELECTRICAL:	3,000 Amps; 277/480 Volt, 3 Phase (to be verified by electrician)
SPRINKLERS:	ESFR
EXPENSES:	\$4.41 PSF (estimated)
LEASE RATE:	To Quote
FEATURES:	I-70 Frontage, heavy power, endcap, warehouse cooling & fans



SITE LOCATION



CONTACT US

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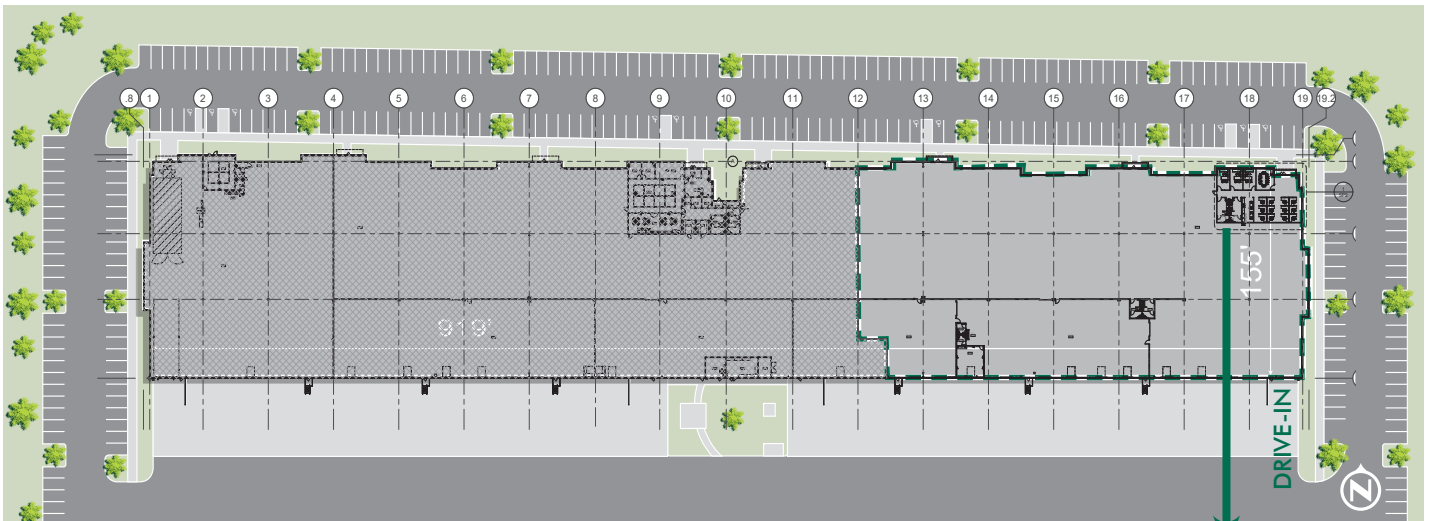
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INDUSTRIAL FOR LEASE ENTERPRISE PARK

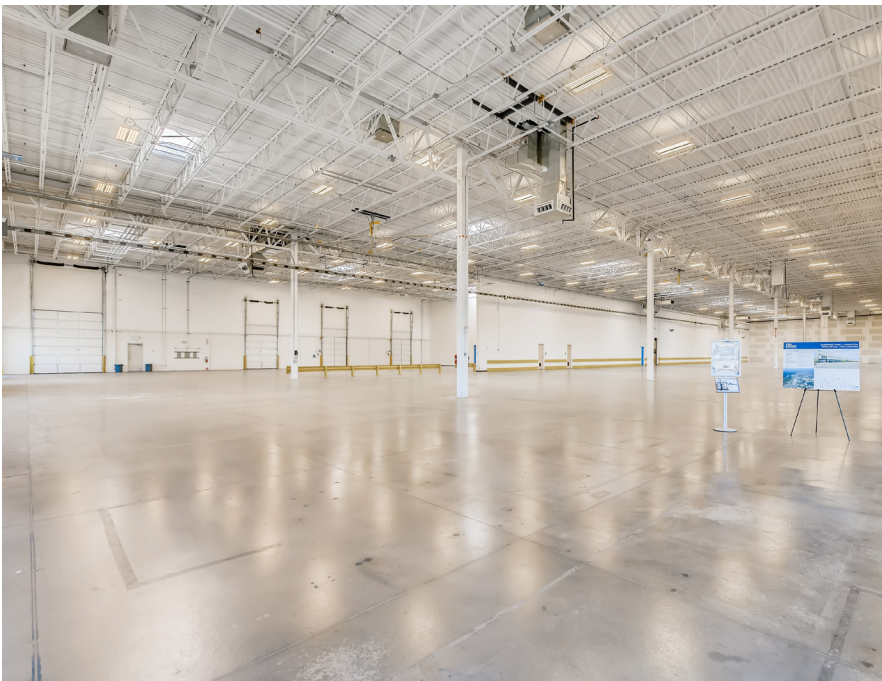
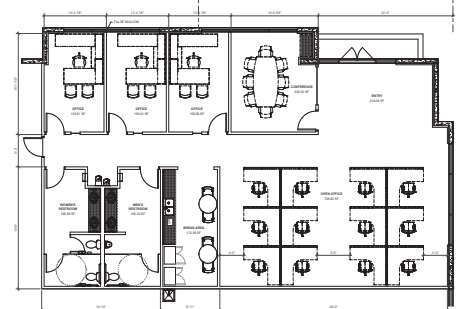
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FLOOR PLAN



±2,200 SF SPEC OFFICE



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