

INDUSTRIAL SPACE
FOR LEASE

I-70/270 Business Center

DENVER, CO

LOCATED IN DENVER ENTERPRISE ZONE



I-70/270 Business Center is an 8-building multi-tenant industrial complex located in the Northeast Denver submarket. The property is located along the I-70 industrial corridor between downtown Denver and the Denver International Airport. Surrounding amenities include the exciting Stapleton residential and retail redevelopment along with Dick's Sporting Goods Park, which is home to the Colorado Rapids professional soccer team. Also, access to the Denver International Airport is convenient due to the properties' close proximity to Peña Boulevard via I-70.



TIM SHAY
303 283 4594
tim.shay@colliers.com

T.J. SMITH, SIOR
303 283 4576
tj.smith@colliers.com

Accelerating success.

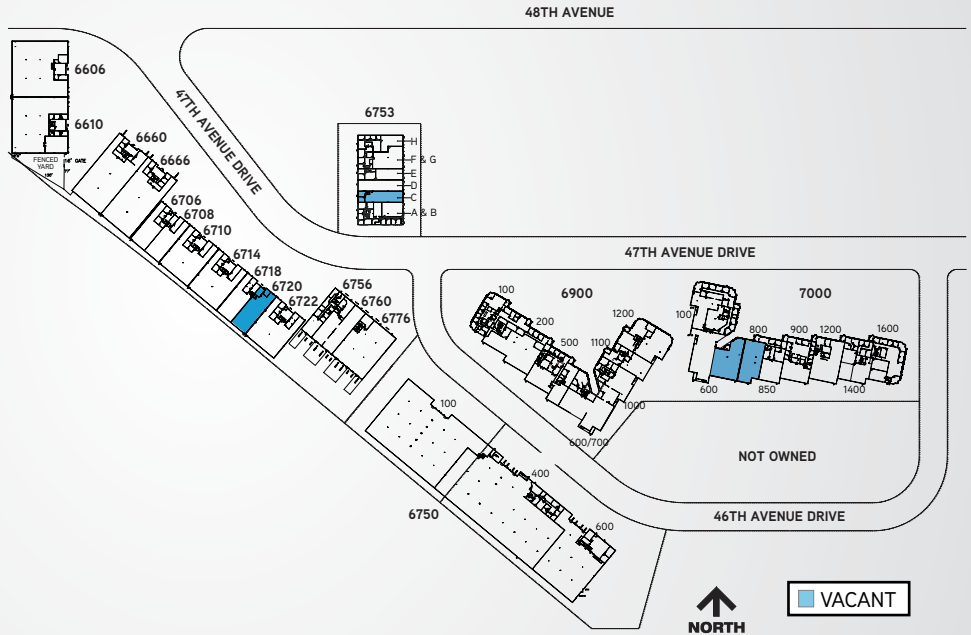


DOWNTOWN DENVER



PROPERTY OVERVIEW

- > Site Size: 17.7 Acres
- > Rentable Area: 314,078 SF
- > Lease Rate: \$6.95-\$8.50/SF NNN
- > Op. Expenses: Varies Per Building
- > City: Denver
- > County: Denver
- > Zoning: I-B, Light Industrial
- > Parking: 1.09-2.15:1,000
- > Ceiling Height: 14'-22'



Contact Us

COLLIERS INTERNATIONAL
 DENVER
 4643 South Ulster Street
 Suite 1000
 Denver, CO 80237
 MAIN +1 303 745 5800
 FAX +1 303 745 5888
www.colliers.com



Availability

BUILDING	UNIT	SF	NNN RATE	EXPENSES	GROSS MONTHLY	CLEAR HEIGHT	SPRINKLER
6720		4,000	\$8.00/SF	\$2.78/SF	\$3,593.33	14'	No
6753	C	2,328	\$8.00/SF	\$4.32/SF	\$2,390.08	14'	No
7000*	600 E	4,714	\$7.50/SF	\$3.53/SF	\$4,332.95	13'	No
7000*	800	4,000	\$8.00/SF	\$3.53/SF	\$3,843.33	13'	No

*Can be Combined for 8,714 SF.