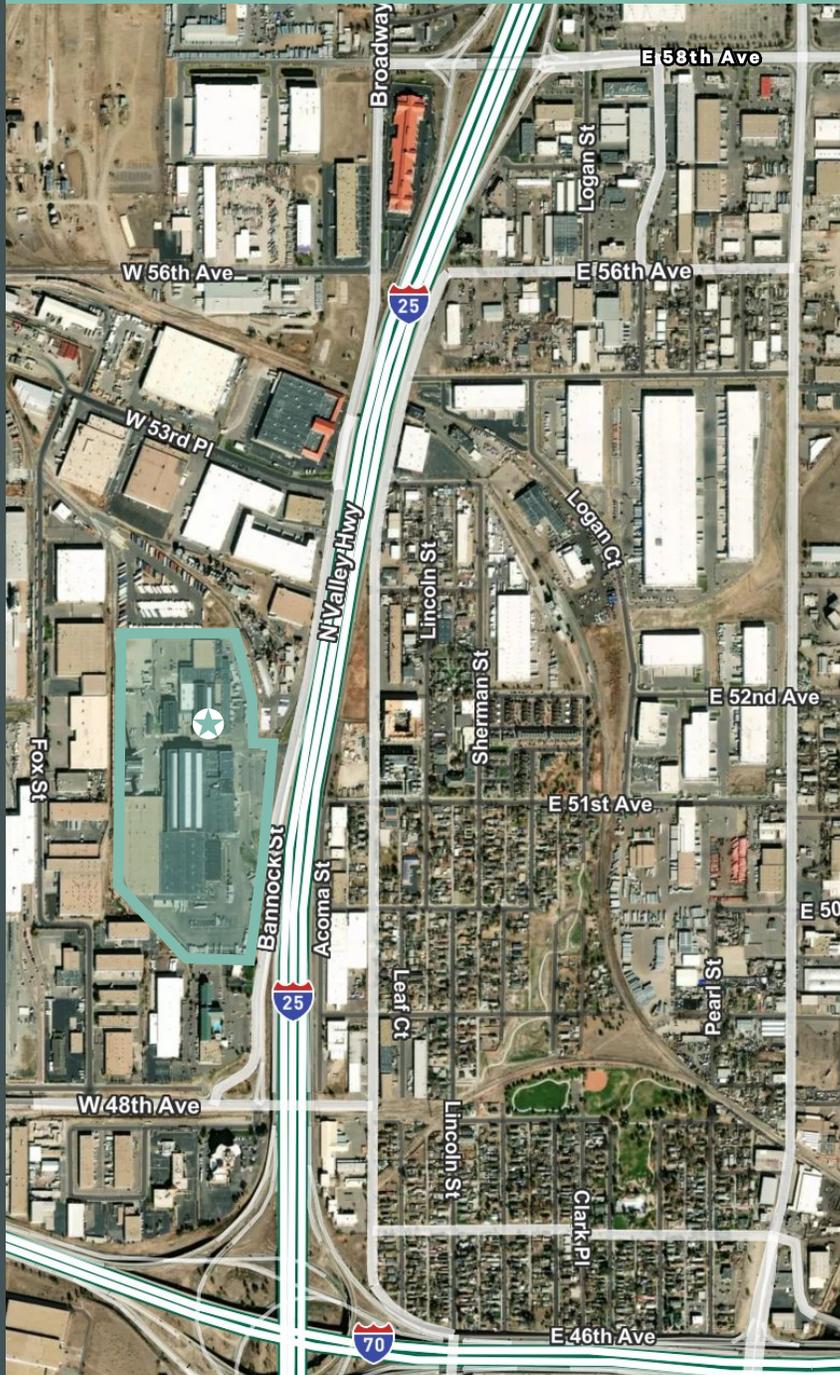


Colorado Trade Center | North Building

5151 Bannock Street, Warehouse J, Denver, CO 80216



LOW-COST WAREHOUSE WITH IMMEDIATE OCCUPANCY

Availability	36,295 SF
Clear Height	12' - 16'
Power	800 A, 480 V, 3 PH (to be verified)
Loading	11 Dock high doors with levelers
Parking	38 auto park 15 trailer parks
Office	+/- 3,000 SF
Existing Cooler	+/- 16,000 SF Variable Temperature (30 to 40 degrees)
Asking Rate	\$4.95/SF NNN
2023 OPEX	\$4.01/SF (includes utilities)

- Centrally located with convenient access to major highways
- Sublease term through January 31, 2025 (longer term negotiable)
- East facing loading doors
- Electrical distribution throughout the space



Contact Us

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