

FOR LEASE

11,455 – 74,680 SF

Unincorporated Adams County



INDUSTRIAL SPACE

300 W 53rd Place,
DENVER, CO 80216

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*Novel*Commercial

LEASE SUMMARY

STARTING
RENT

\$8.25/SF NNN

LEASABLE
UNITS

11,455 SF - 74,680 SF
*Units can be combined

FLEXIBLE USES

**Prime Industrial Units
Warehouse
Distribution
Manufacturing**

CAM

\$3.76/SF

LOT SIZE

5.6 Acres

COLUMN
SPACE

25' x 50'

CLEAR HEIGHT

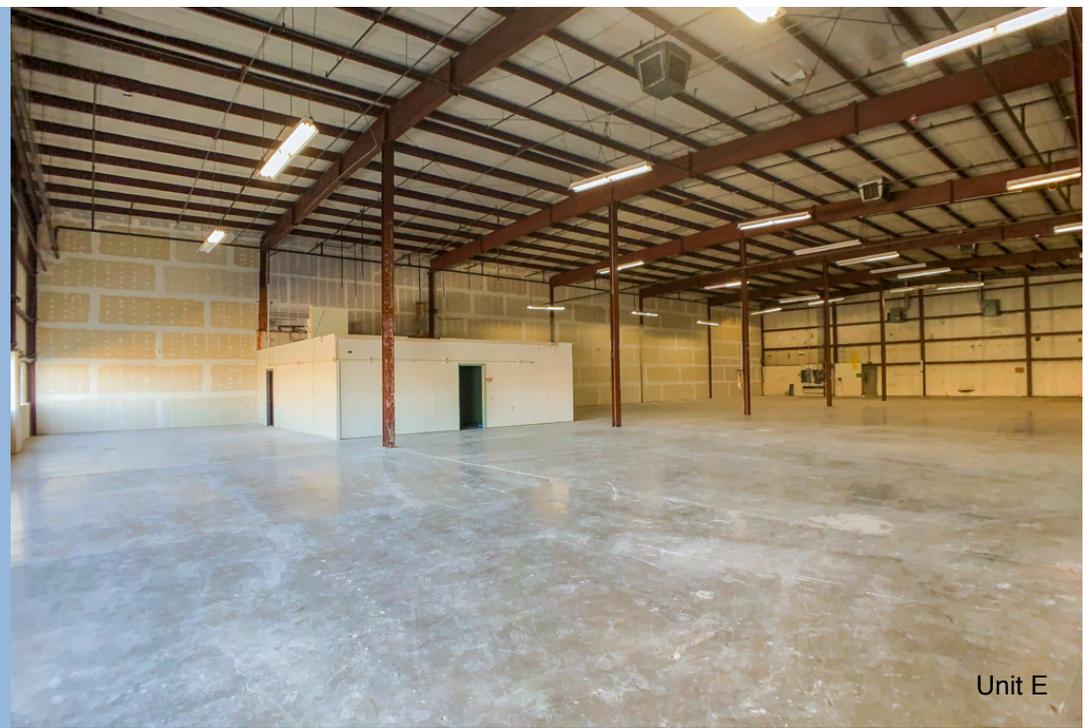
20' - 24'

LOADING

**11 Dock High Doors
2 Drive-In Door
2 Interior Dock Door**

ZONING

I-2



Unit E





- ✓ Industrial Units in Multi-Tenant Building
- ✓ Partial Visibility Along I-25
- ✓ Central Location Near I-25, I-76, US-36, I-70
- ✓ Sales Tax is 4.75%
- ✓ Curb Cut for Truck Access
- ✓ New Roof in 2019 with 20 year warranty
- ✓ Fully Fire Sprinklered
- ✓ Private Restroom in Each Unit
- ✓ Enterprise Zone for Unincorporated Adams County

- Unit A:** **15,352 SF** Warehouse + EXTRA 12,928 SF 2nd floor (total usable 28,280 SF)
1 Drive-In & 1 Interior Dock Doors
- Unit C:** **29,928 SF** Warehouse
1 Dock High & 1 Interior Dock Doors
- Unit E:** **15,255 SF** Warehouse
2 Dock High Doors
- Unit G:** **11,455 SF** Warehouse
4 Dock High Doors
- Unit J:** **15,293 SF** Warehouse
3 Dock High Doors
- Unit K/I:** **18,004 SF** Warehouse
1 Dock High & 1 Drive - In Doors - ONLY Available if Combined with Other Units.

*Units can be combined

IMPORTANT: The information contained herein (on this page and included pages) has been obtained through sources deemed reliable but cannot be guaranteed or relied upon as to its accuracy. Any information should be verified through independent sources by interested parties. All measurements and calculations are approximate. The property may no longer be available for sale or lease, may be withdrawn, its offering price changed, or sold or leased to another party at anytime and without notice. NOTE: Ilya Klein, who is Broker of Novel Commercial, is also president of the company who is the seller or lessor. Please do not provide any information deemed private or confidential.

SITE PLAN

-  Dock High
-  Drive-In
-  Interior Dock
-  Main Entrance
-  Emergency Exit

