

FOR LEASE
17010 E 88th Avenue
Commerce City, CO



SPACE FOR LEASE

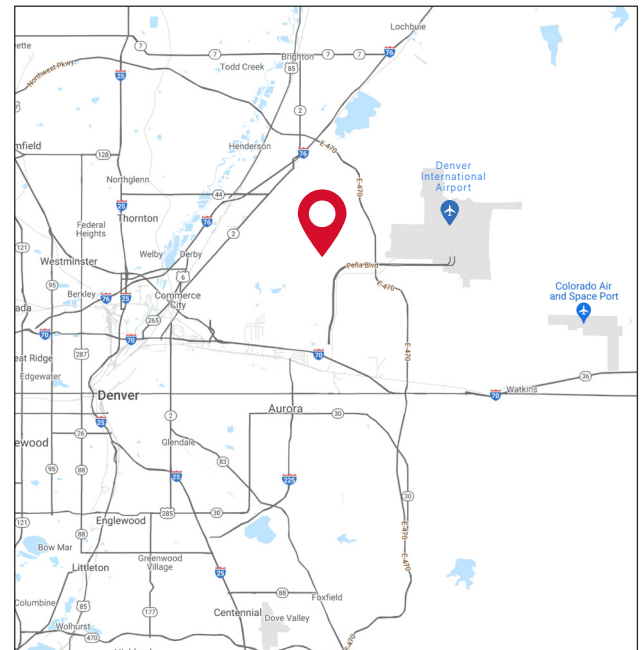
±162,206 SF Available
Class A Modern Bulk Distribution Facility

HIGHLIGHTS:

- Building Dimensions: 260' x 620'
- Office: Build-to-Suit
- Acres: ±17.81
- Dock-High Doors: 16

ACCESS:

- Located just 8 miles from the Denver International Airport



LEASING BY:



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Nexus at DIA

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BUILDING HIGHLIGHTS

TOTAL BUILDING SIZE:
±162,206 SF (260' x 620')

ACRES:
±17.81

ZONED:
PUD

OFFICE:
Build-to-Office

COLUMN SPACING:
50' x 54'

SPEED BAY:
60'

CLEAR HEIGHT:
36'

DOCK-HIGH DOORS:
16 (9' x 10')

DRIVE-IN DOORS:
2 (12' x 14')

CAR PARKING:
112 Spaces

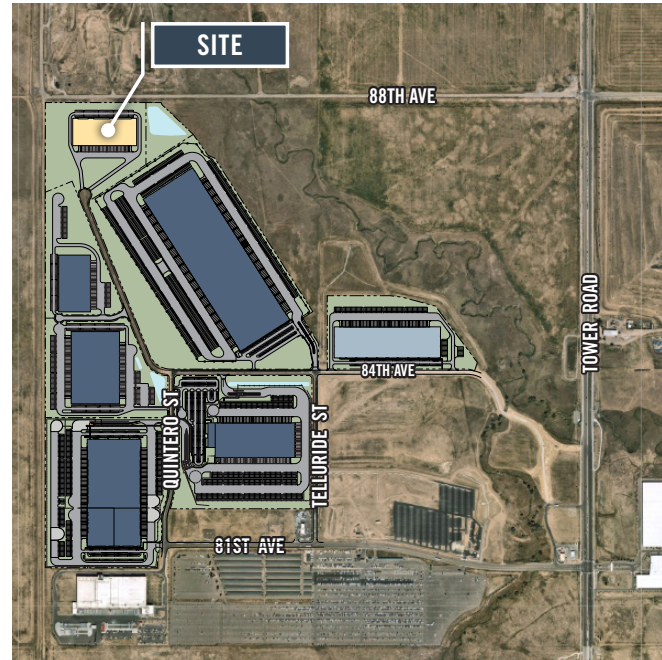
SPRINKLERS:
ESFR

FLOOR:
7" Unreinforced Slab

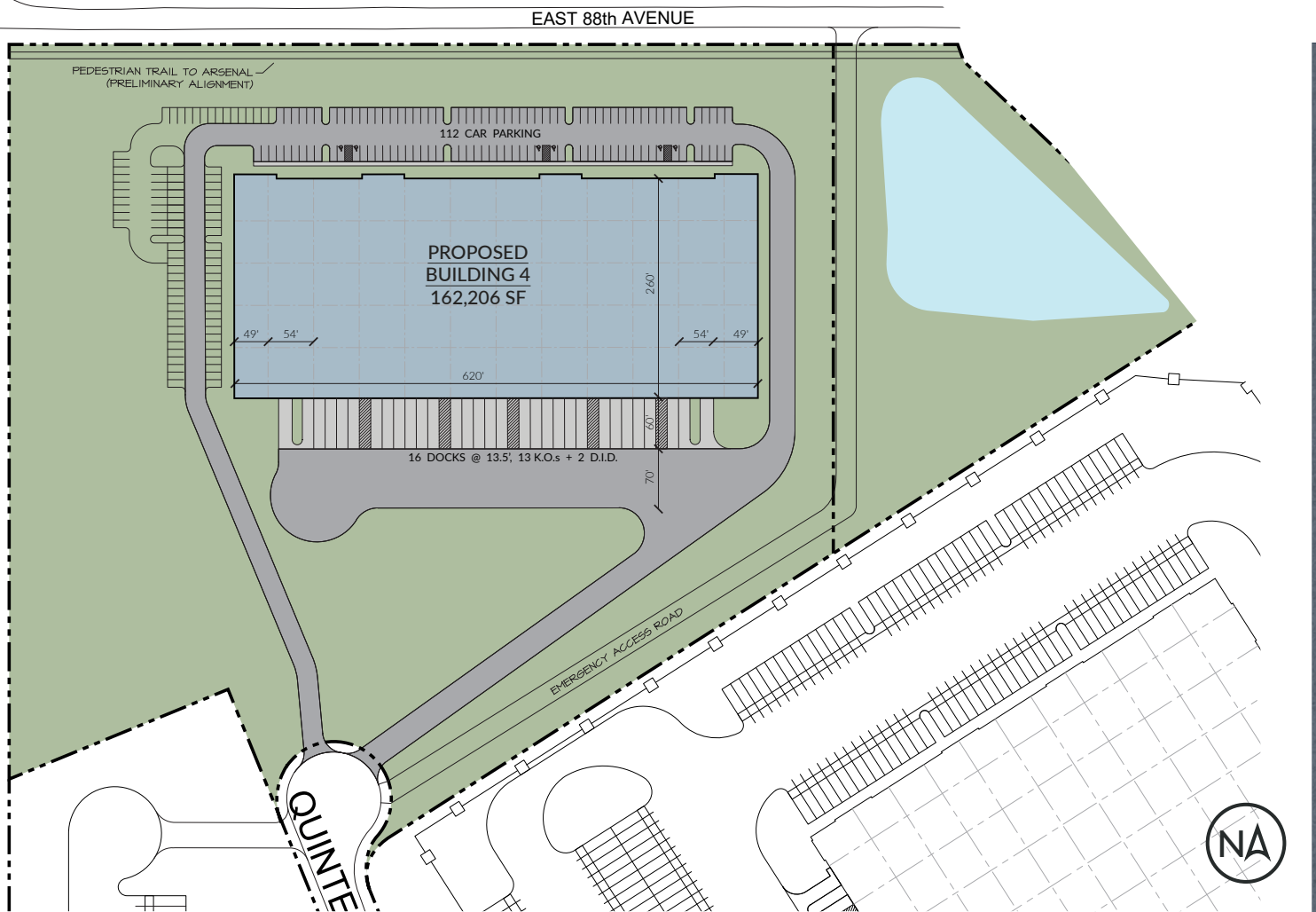
ROOF:
.45mm Single Ply, Mech. Fastened

ELECTRICAL:
277/480 volt, 3-phase, 4 wire main

LIGHTING:
LED w/ Motion Sensors



SITE PLAN



SPACE FOR LEASE