

114,245 SF AVAILABLE FOR LEASE

## UPLAND DISTRICT IV

13100 EAST 39TH AVENUE  
DENVER, COLORADO 80239



114,245 INDUSTRIAL SPACE FOR LEASE  
LEASE RATE: CONTACT BROKER | AVAILABLE: MARCH 1, 2025

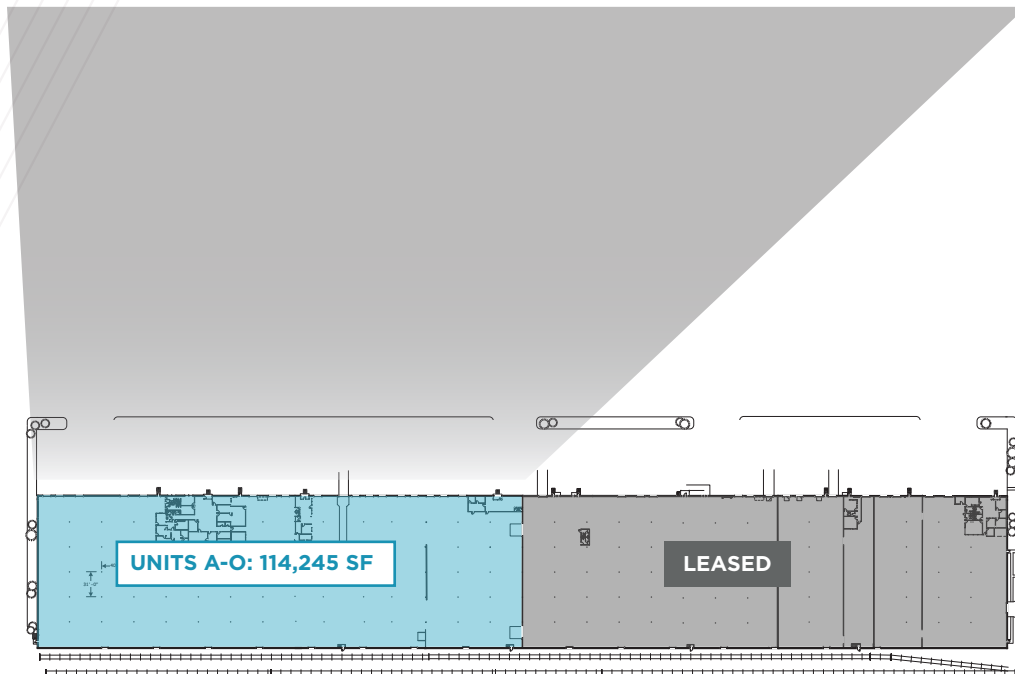
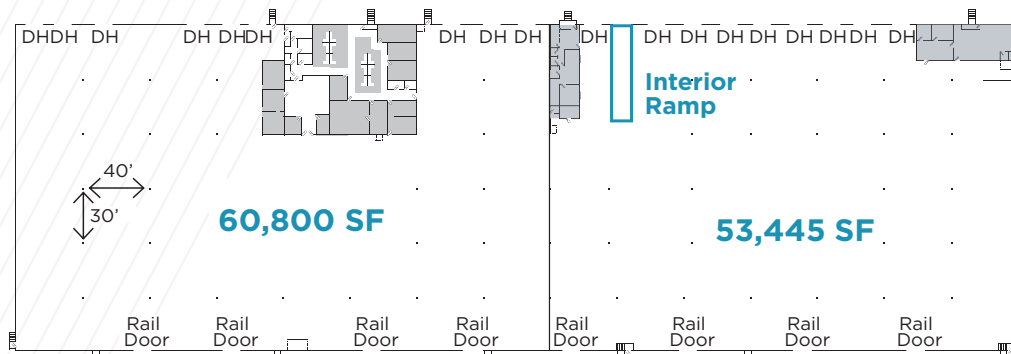
### Property Features

<b>Available SF</b>	114,245 SF	<b>Clear Height</b>	22'	<b>Rail</b>	Union Pacific
<b>Divisibility</b>	53,445 SF & 60,800 SF	<b>Zoning</b>	I-B UO-2	<b>Rate</b>	Contact Broker
<b>Location</b>	I-70 and Peoria	<b>YOC</b>	1974	<b>Expenses</b>	\$4.22/SF (2025)
<b>Office SF</b>	±1,018 - 7,640 SF	<b>City/County</b>	Denver/Denver	<b>Building Depth</b>	190'
<b>Loading</b>	16 Dock-high doors 1 Interior Drive-in ramped door 8 rail doors	<b>Power</b>	3-Phase/480/277V/ 600 amps (TBV)	<b>Fire Sprinkler System</b>	Ordinary hazard wet (ESFR Upgrade possible)



Property owned by St. Paul Fire and Marine Insurance Company a wholly owned subsidiary of the Travelers Companies, Inc.





## FOR MORE INFORMATION, CONTACT:

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