

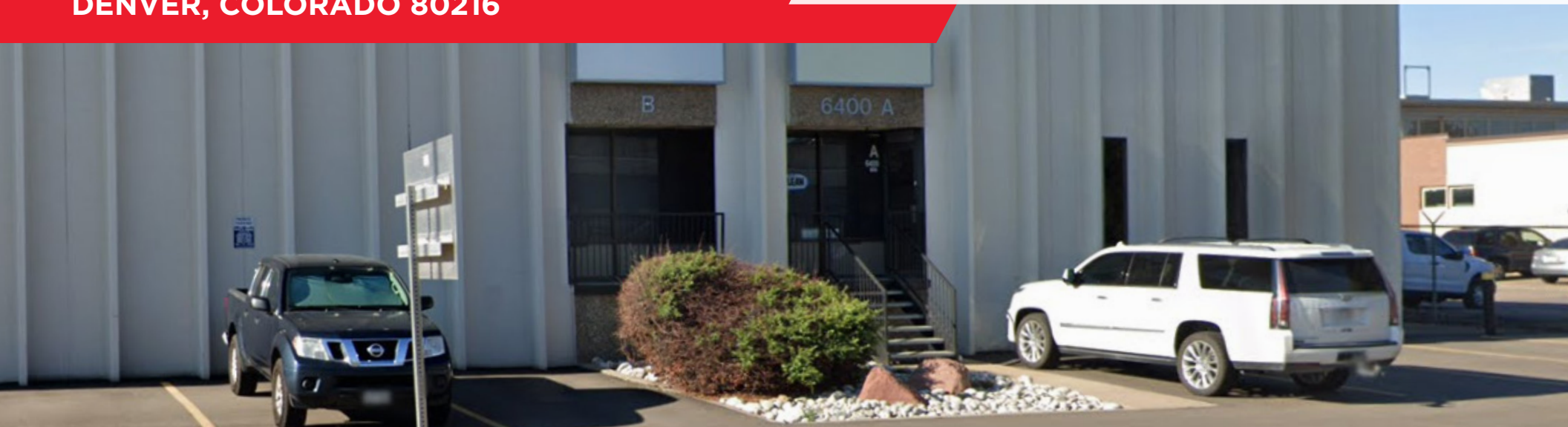
9,225 SF AVAILABLE FOR LEASE

AIRPORT 70 CENTER

6400 E 44TH AVENUE, UNIT A
DENVER, COLORADO 80216



CUSHMAN &
WAKEFIELD



9,225 SF INDUSTRIAL SPACE FOR LEASE
LEASE RATE: \$9.25/SF/YEAR NNN

Property Features

Available SF	9,225
Location	I-70 & Monaco Street
Office SF	± 1,555
Zoning	I-B, UO-2
Loading	1 Dock-high door (10'x10') 1 Drive-in door (14'x10')

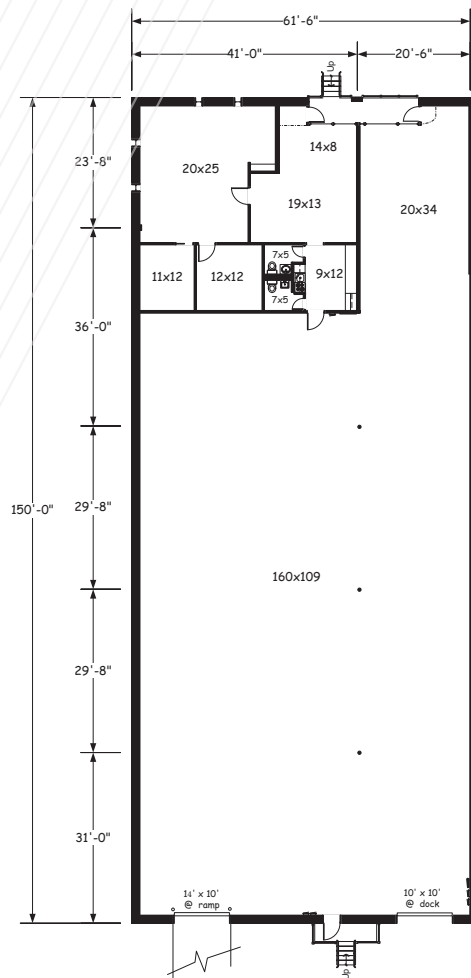
Clear Height	18'
City/County	Denver/Denver
Sprinklered	Yes
YOC	1974
Rate	\$9.25/SF/Year NNN
Est. OPEX	\$6.47/SF (2025)

Property Highlights

- Dock and oversized drive-in loading
- Central I-70 location
- Front park/rear load
- Excellent highway exposure

TRAVELERS 

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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