

FOR LEASE

AIRPORT INDUSTRIAL CENTER

6795 SANDOWN ROAD
DENVER, COLORADO 80216



ACTIVE UP RAIL



Source: CoStar

99,750 SF WAREHOUSE FOR LEASE
LEASE RATE: CONTACT BROKER / AVAILABLE: 3/1/2025

Property Features

Available SF	±35,000 SF - ±99,750 SF (Multiple demised options)
Location	I-70 and Oneida Street
Office SF	±3,877 SF
Loading	15 Dock-high doors 1 Drive-in door 9 Rail doors
Clear Height	±22'
Zoning	I-B, UO-2
YOC	1972
City/County	Denver/Denver

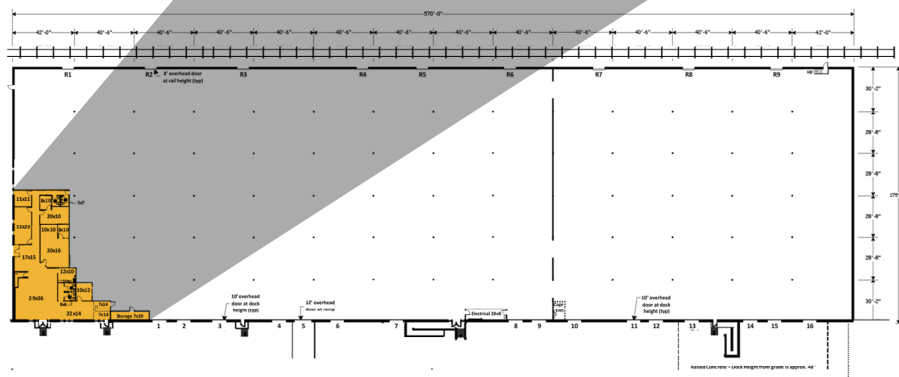
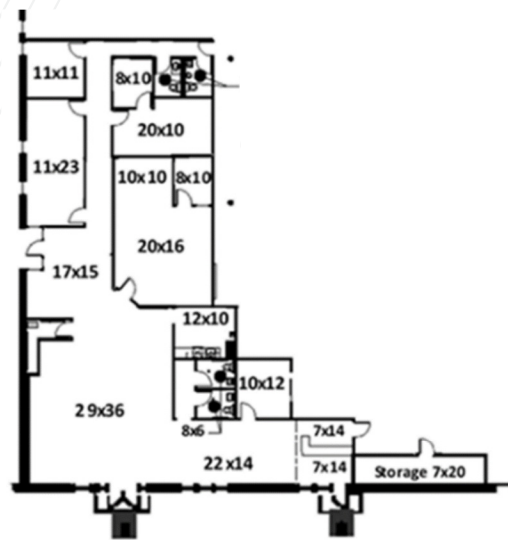
Sprinklered	Yes
Power	2,400 Amps, 480 volt, 3-phase (TBV)
Rail	Union Pacific
Rate	Contact Broker
Est. Expenses	\$3.44/SF (2024)
Building Depth	175'
Column Spacing	40'- 6" x 28'-8

Property Highlights

- Active Union Pacific Rail
- Central I-70 location
- Close proximity to the I-70/I-25 Interchange
- Front Park/Front Load
- Heavy Power



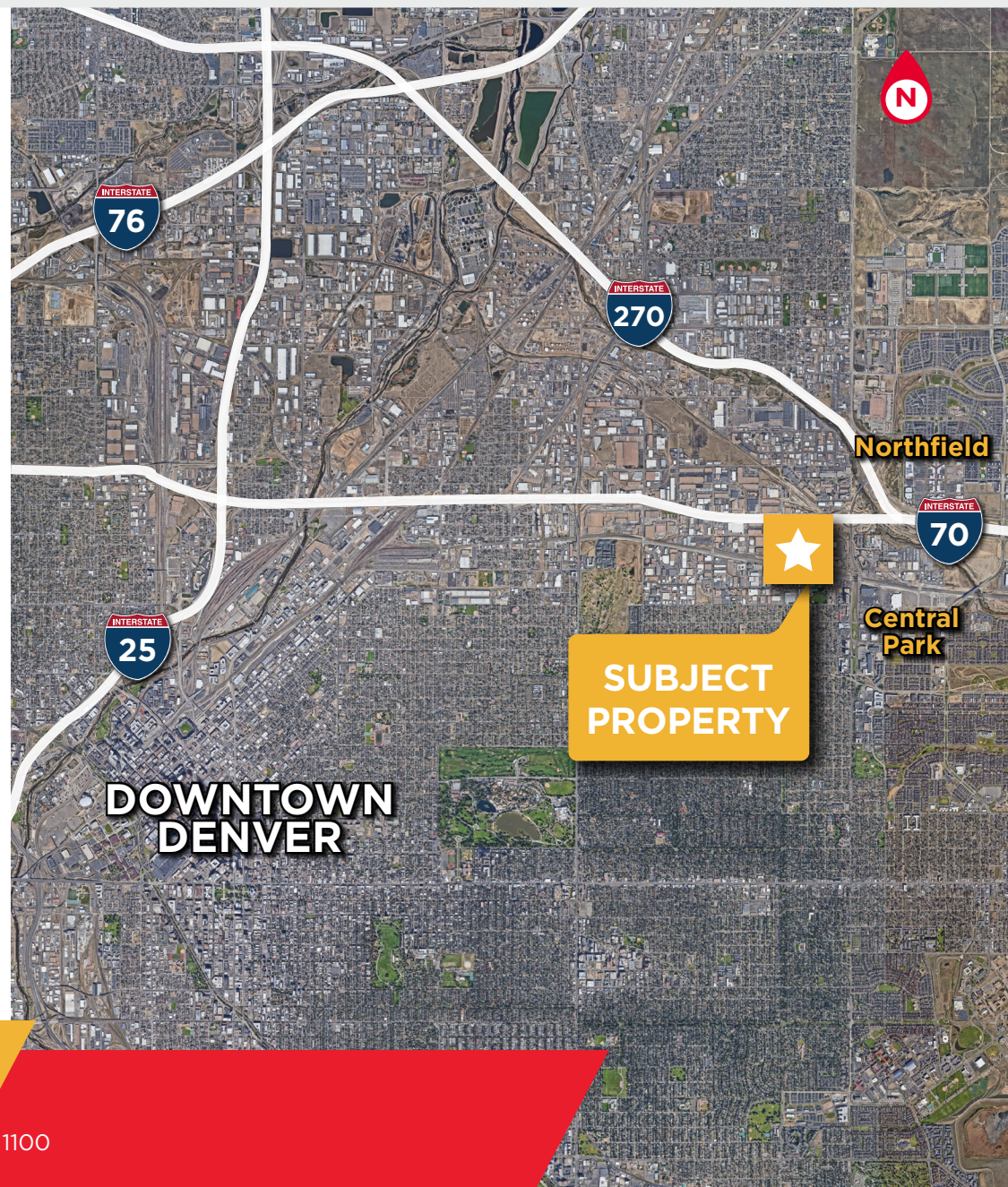
Property owned by St. Paul Fire and Marine Insurance Company
a wholly owned subsidiary of the Travelers Companies, Inc.



FOR MORE INFORMATION, PLEASE CONTACT:

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