

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

| | | | | | |
|---------------------|---|---------------------|-------------------------------------|------------------------------|--|
| Available SF | 114,245 SF | Clear Height | 22' | Rail | Union Pacific |
| Divisibility | 53,445 SF & 60,800 SF | Zoning | I-B U0-2 | Rate | Contact Broker |
| Location | I-70 and Peoria | YOC | 1974 | Expenses | \$4.22/SF (2025) |
| Office SF | ±1,018 - 7,640 SF | City/County | Denver/Denver | Building Depth | 190' |
| Loading | 16 Dock-high doors 1 Interior Drive-in ramped door 8 rail doors | Power | 3-Phase/480/277V/ 600 amps (TBV) | Fire Sprinkler System | 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.

