



11720

E 49TH AVENUE



+/- 13,152 - 27,090 SF

Industrial Space For Lease | Denver, Colorado 80239

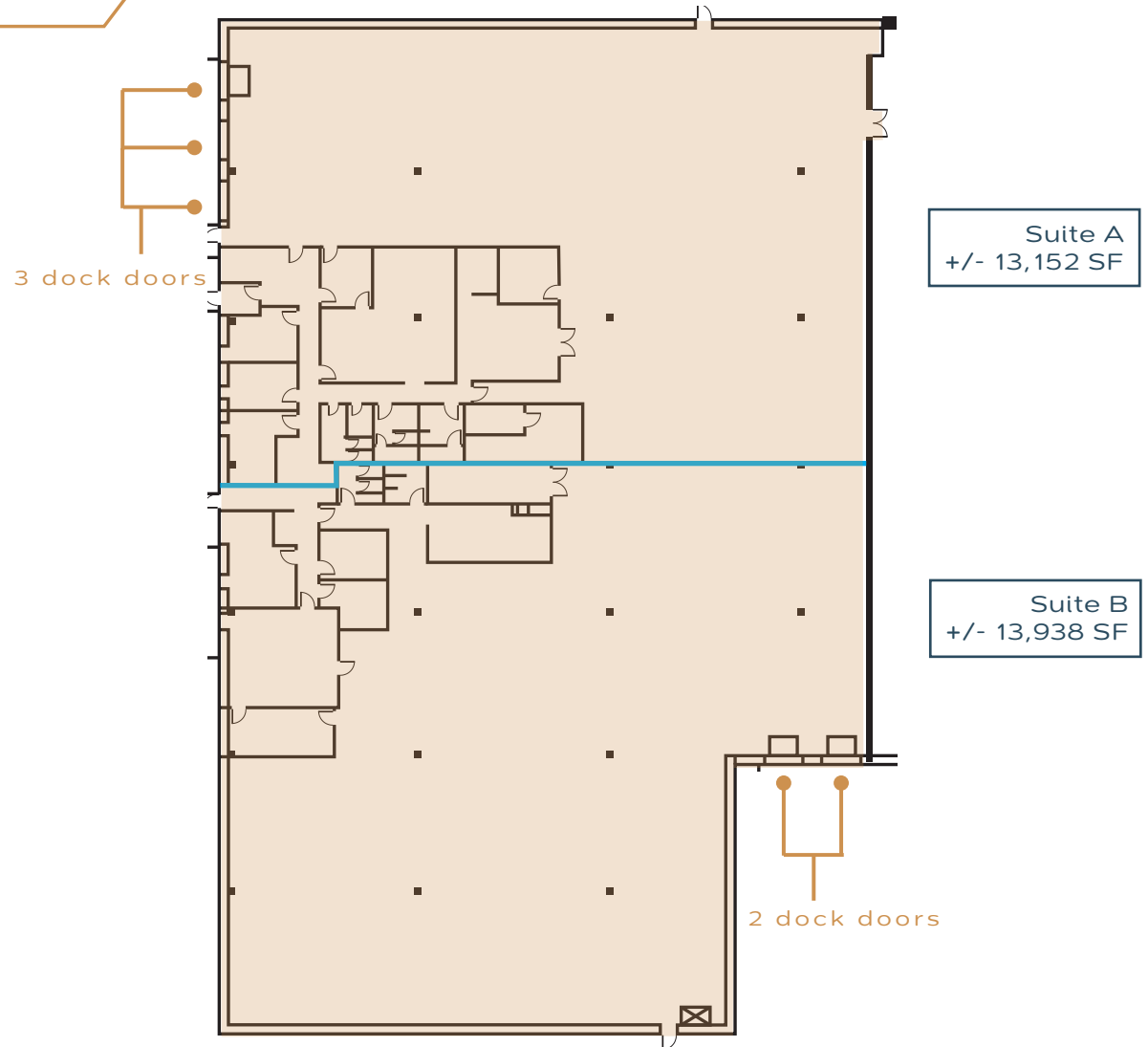


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CONCEPTUAL DIVISIBILITY OPTIONS

27,090 SF Available
Divisible to +/- 13,152 SF

- 4,595 SF of office space
- Five (5) dock high doors (3 levelers)
- Drive-in possible
- 21' clear height
- ESFR Sprinklers
- I-B, U0-2 Zoning
- Available October 1, 2026
- Contact agent for lease rate
- \$4.37/SF operating expense
- 400a/480v/3p



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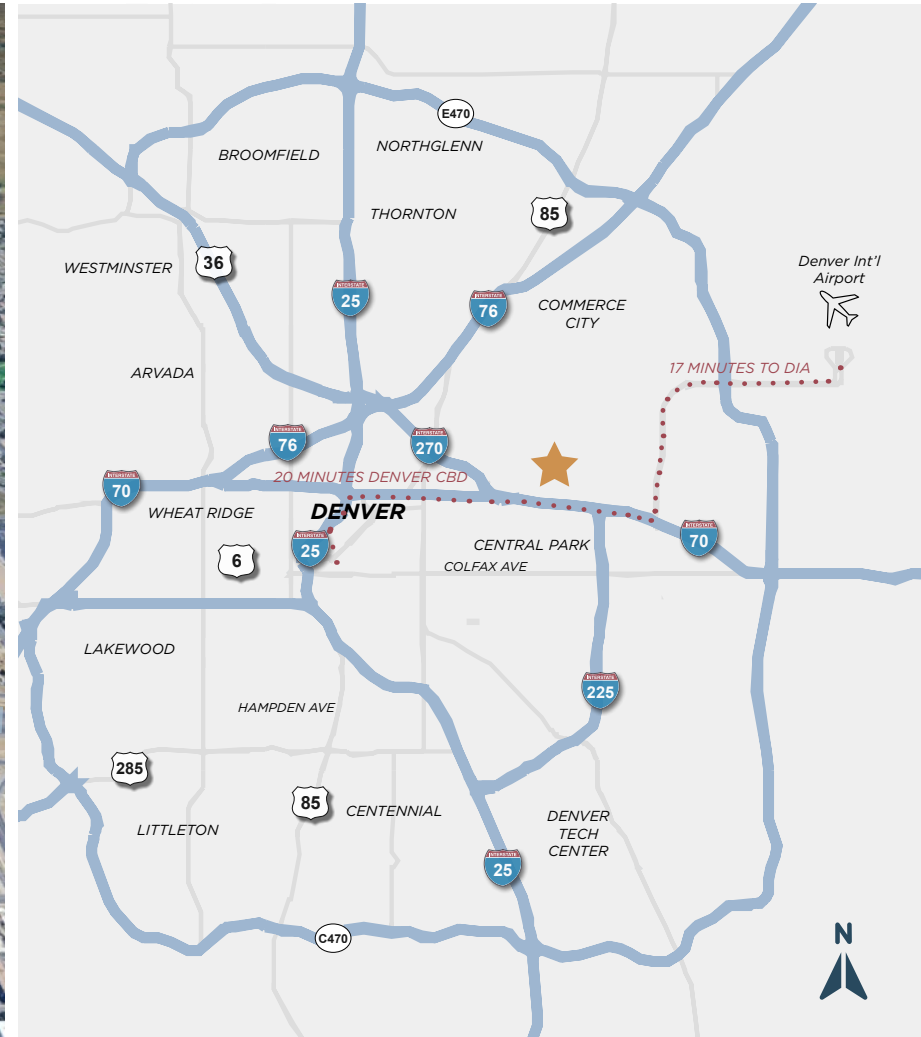
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EFFICIENT LOCATION

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 **CUSHMAN &
WAKEFIELD**

