

INTERPARK 70
14175
EAST 42ND AVENUE
DENVER, CO 80239

**±11,562 SF OFFICE
& WAREHOUSE FOR LEASE**



**I-70 FRONTAGE/VISIBILITY
WITH 150,000+ VPD EXPOSURE**



PROPERTY OVERVIEW

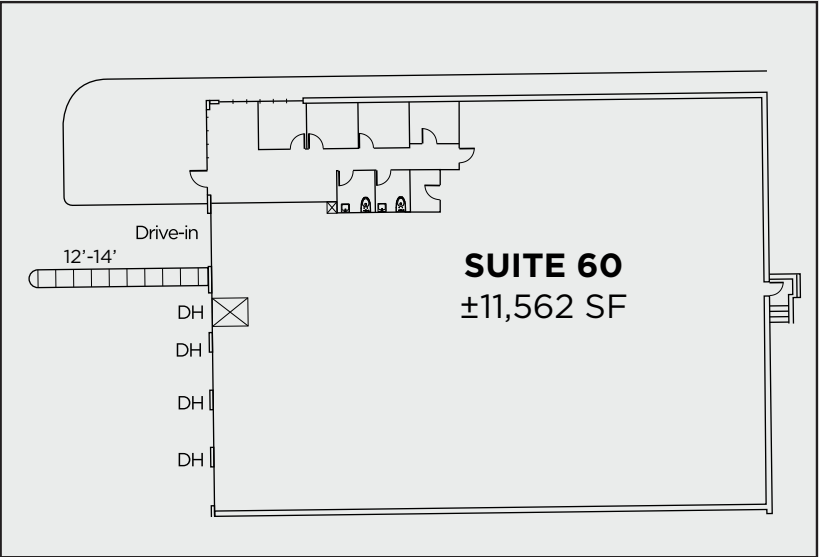
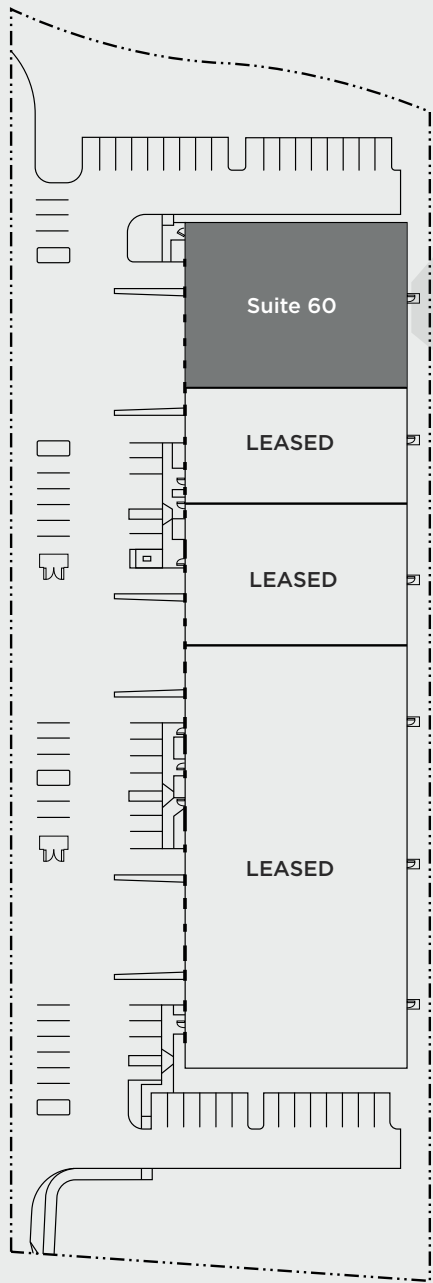
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Located within the established Interpark 70 business park, 14175 East 42nd Avenue offers a $\pm 11,562$ SF office and warehouse opportunity with exceptional visibility along I-70, providing exposure to more than 150,000 vehicles per day. The suite features a functional warehouse layout with four dock-high loading doors, one oversized 12' x 14' drive-in door, 24-foot clear height, and ESFR sprinkler protection, making it well suited for distribution, warehousing, showroom, light manufacturing, and service users. Its strategic location provides quick access to I-70, I-225, I-270, Denver International Airport, and Downtown Denver, allowing for efficient regional connectivity.



Total Available	$\pm 11,562$ SF
Office SF	$\pm 1,250$ SF
Clear Height	24'
Loading	4 Dock-High doors (1 leveler) 1 Drive-in door (12'x14')
Sprinkler System	ESFR
Lease Rate	Contact Brokers
2026 OPEX	\$3.68/SF

OFFICE/FLOOR PLAN





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