

INTERPARK 70
14175
EAST 42ND AVENUE
DENVER, CO 80239

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



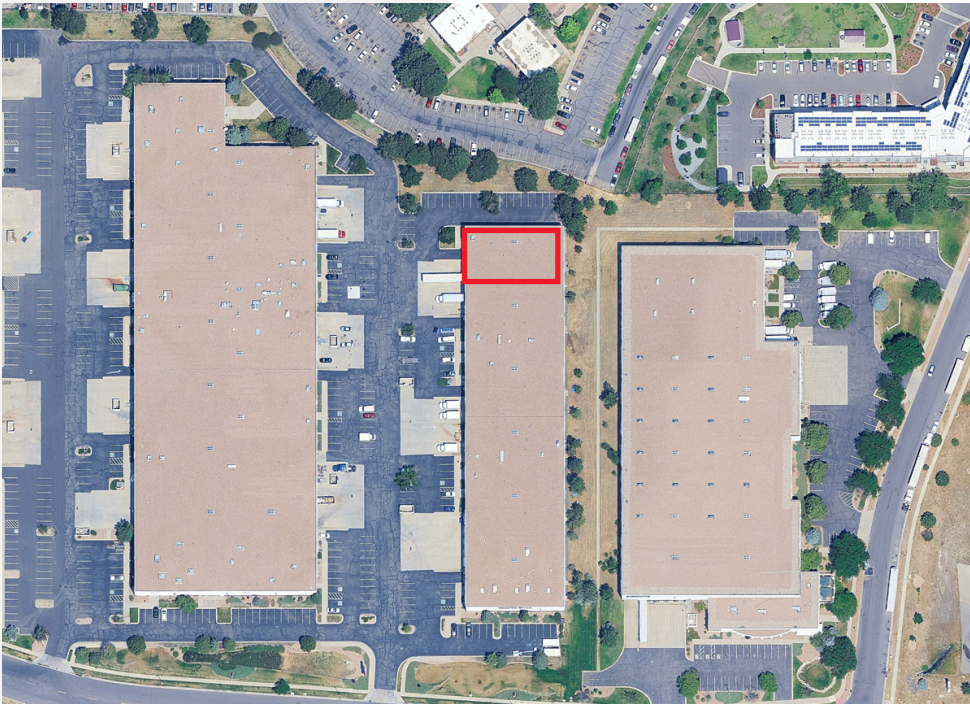
**I-70 FRONTAGE/VISIBILITY
WITH 150,000+ VPD EXPOSURE**



PROPERTY OVERVIEW

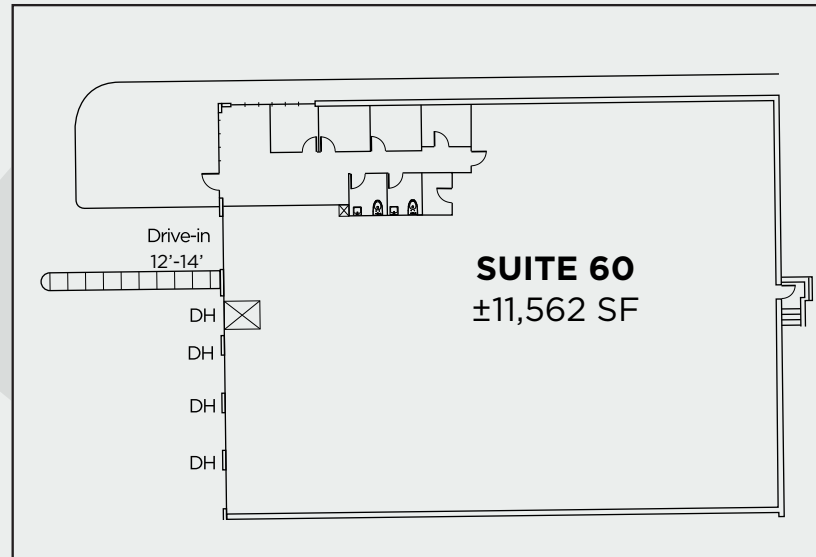
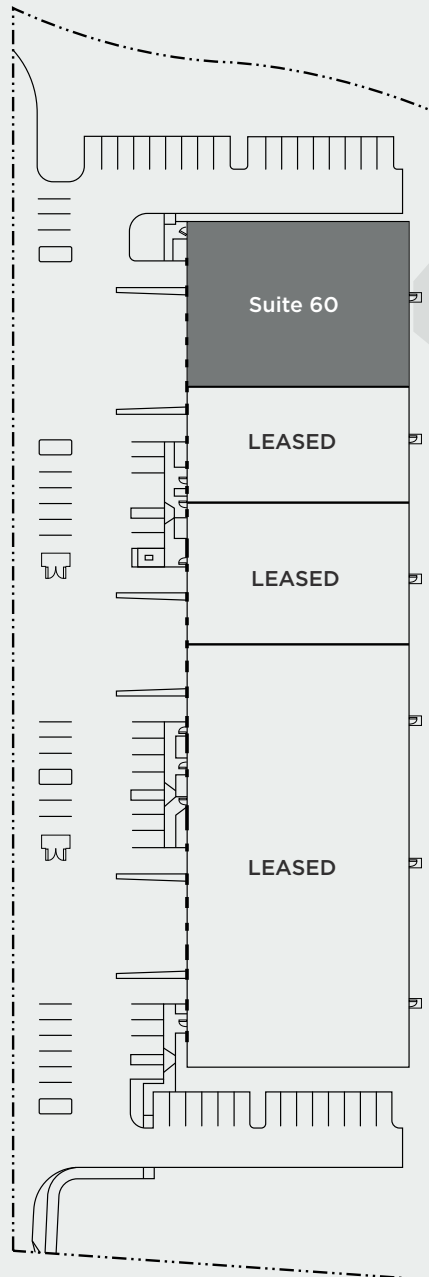
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Located in the established Interpark 70 Business Park, 14175 East 42nd Avenue offers $\pm 11,562$ SF of office and warehouse space with excellent visibility along I-70, where more than 150,000 vehicles pass each day. Convenient access to I-70, I-225, I-270, Denver International Airport, and Downtown Denver provides outstanding regional connectivity. 14175 E 42nd Ave is well suited for distribution, warehousing, light manufacturing, and service operations, with a location that supports efficient regional and national logistics.



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
Power	200-1200a/480v 3p (TBV)
Lease Rate	Contact Brokers
OPEX	\$3.86/SF

FLOOR PLAN



Dock High Doors: 4
Drive-In Door: 1 (12' x 14')



