

NEW 206,214 SF BUILDING FOR SALE/LEASE

4355 Kearney Street | Denver, CO 80216



TOP VIEW- NORTH-EAST

- **NEW MARKET TAX CREDIT FINANCING**
- 4" WATER TAP
- 32' CLEAR BUILD-TO-SUIT
- EXCELLENT I-70 VISIBILITY
- CAPITAL AVAILABLE FOR ATTRACTIVE T.I. PACKAGES
- LOW NNN EXPENSES
- 9 – 12 MONTH DELIVERY
- ENTERPRISE ZONE
- 10" SLAB



Building Size: 206,214 SF
Office Size: Build-to-Suit
Site Size: 8.88 Acres
Loading: 41 Dock High Doors (10 Interior Docks)
Ceiling Height: 28'-32'
Columns: 50'x52'
Zoning: I-2
Electrical: 2,500 Amps (additional power available)
Rail: UP Rail in Yard
RE Taxes: \$93,254.45 (2008)
Expenses: \$0.80/SF Per Year
Lease Rate: TBD
Sale Price: TBD

Comments:

- 800 Feet of I-70 Frontage
- Prime infill Denver location with great highway access
- Large fenced storage area ideal for trailers
- Fenced and secure site
- Large monument and building signage available

For Information Contact:

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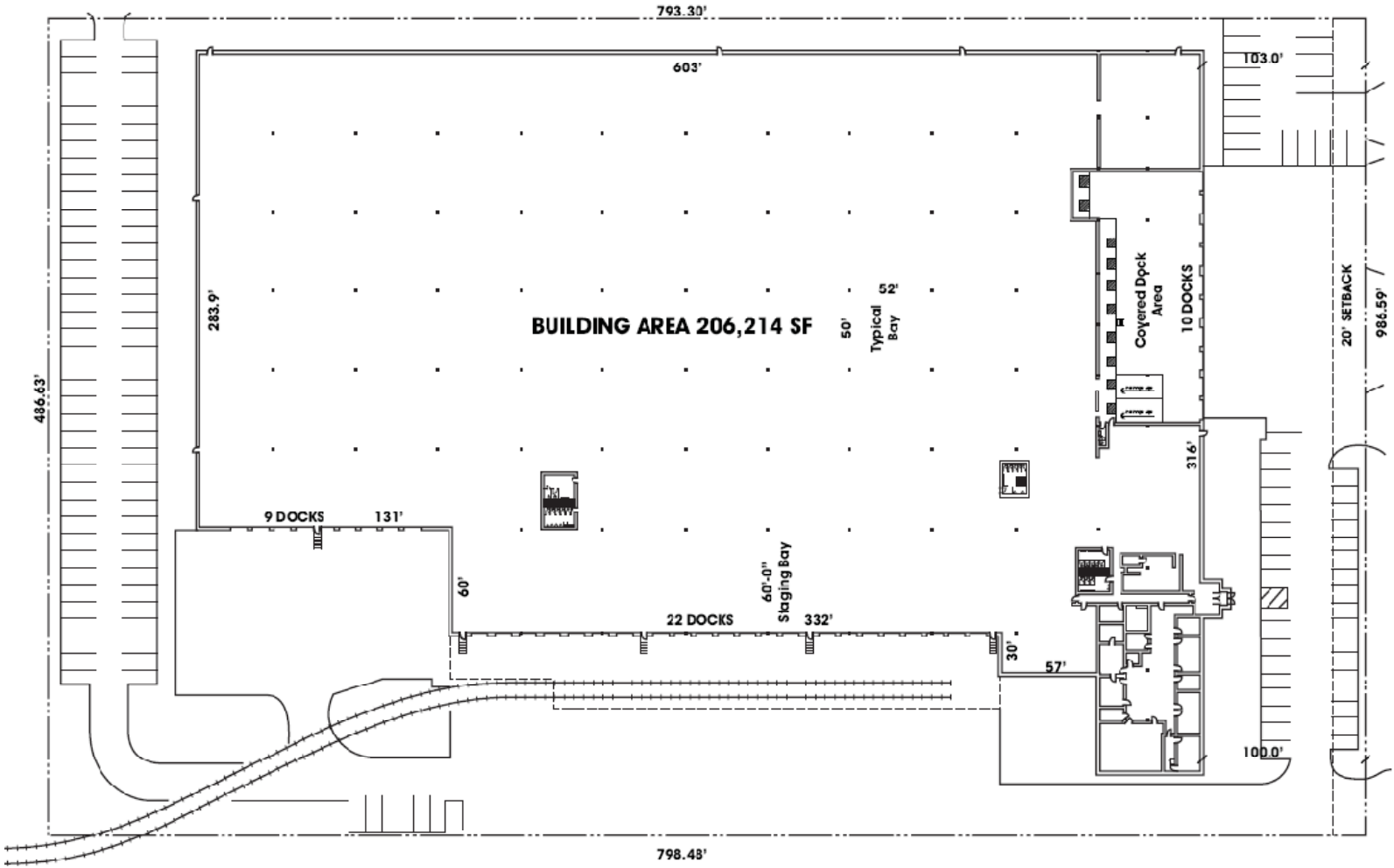


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