

# FOR SALE OR LEASE

## FORMER FEDEX FREIGHT 63-DOOR TERMINAL ON 20 ACRES



9789 East 99<sup>th</sup> Place, Henderson, CO



<b>Building Size:</b>	25,500 SF
<b>Dock:</b>	20,100 SF (60'x335')
<b>Office:</b>	5,400 SF (60'x90')
<b>Site:</b>	19.8 Acres
<b>Loading:</b>	63 Dock Doors, Expandable
<b>YOC:</b>	2005
<b>Zoning:</b>	PUD, I-2
<b>Sprinklered:</b>	Yes
<b>Sale Price:</b>	<b>\$3,950,000</b>
<b>Lease Rate:</b>	<b>\$425/Door/Month NNN</b>

### FEATURES:

- Excellent access to I-76
- Fully Asphalt Paved
- Concrete Aprons
- HPS Security Lighting
- Security Fencing
- Shop could be added

*For Information Contact:*

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