

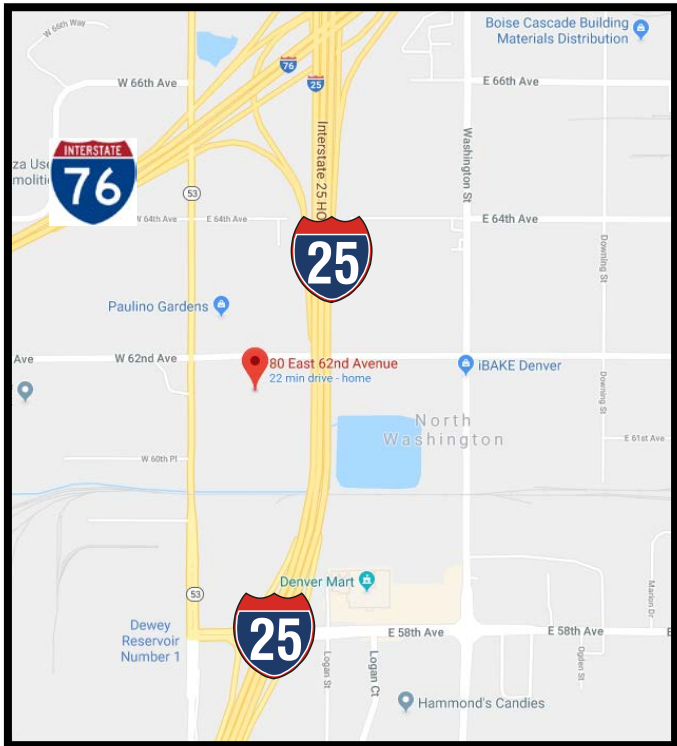
# FOR LEASE WITH YARD

**35,000 - 67,000 SF OF WAREHOUSE SPACE  
WITH 3.9 ACRES OF OUTSIDE STORAGE**



**FORMER  
WONDERBREAD  
BUILDING / I-25  
VISIBILITY**

80 E. 62<sup>nd</sup> Avenue, Denver, CO



**Available Unit Size:** 35,000 - 67,000 SF w/ 3.9 AC of Outside Storage/Parking

**Building SF:** 180,000 SF

**Ceiling Clearance:** 13' – 14'

**Power:** Heavy  
(to be verified by an electrician)

**Sprinklered:** Yes

**Loading:** Dock and Grade Level (possible)

**Zoning:** I-2

**Lease Rate:** Negotiable

**SPECIAL FEATURES:**

- ❖ 3" water tap, industrial well water
- ❖ Bathrooms available
- ❖ Limited office space available
- ❖ Dead storage
- ❖ Heavy Power
- ❖ Yard space available – fenced



**LOCAL EXPERTS. INDUSTRIAL STRENGTH.**

**RINGSBY REALTY CORPORATION**  
1336 Glenarm Place | Suite 200 | Denver, CO 80204  
www.ringsbyrealty.com

**Alex Ringsby, SIOR**  
alex@ringsbyrealty.com  
(303) 892-0120

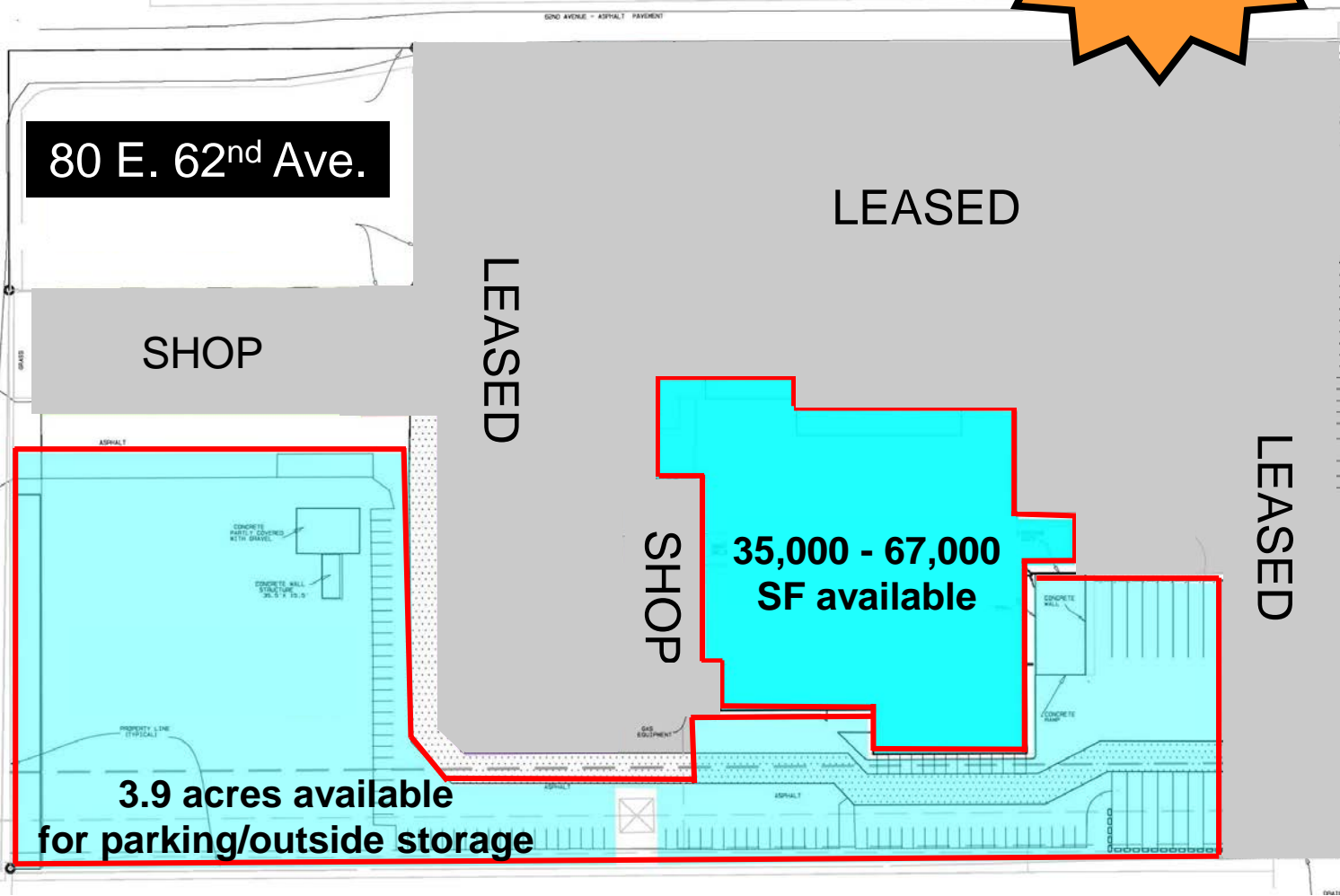
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