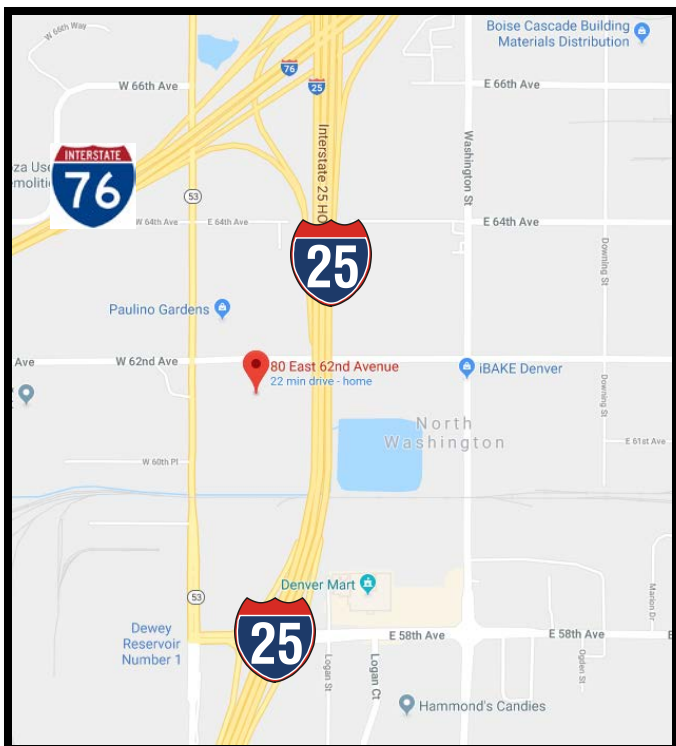


# FOR LEASE WITH YARD

15,000 - 67,000 SF OF WAREHOUSE SPACE  
WITH 3.9 ACRES OF OUTSIDE STORAGE



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



<b>Available Unit Size:</b>	15,000 - 67,000 SF w/ 3.9 AC of Outside Storage/Parking
<b>Building SF:</b>	180,000 SF
<b>Ceiling Clearance:</b>	13' - 14'
<b>Power:</b>	Heavy (to be verified by an electrician)
<b>Sprinklered:</b>	Yes
<b>Loading:</b>	Dock and Grade Level (possible)
<b>Zoning:</b>	I-2
<b>Lease Rate:</b>	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

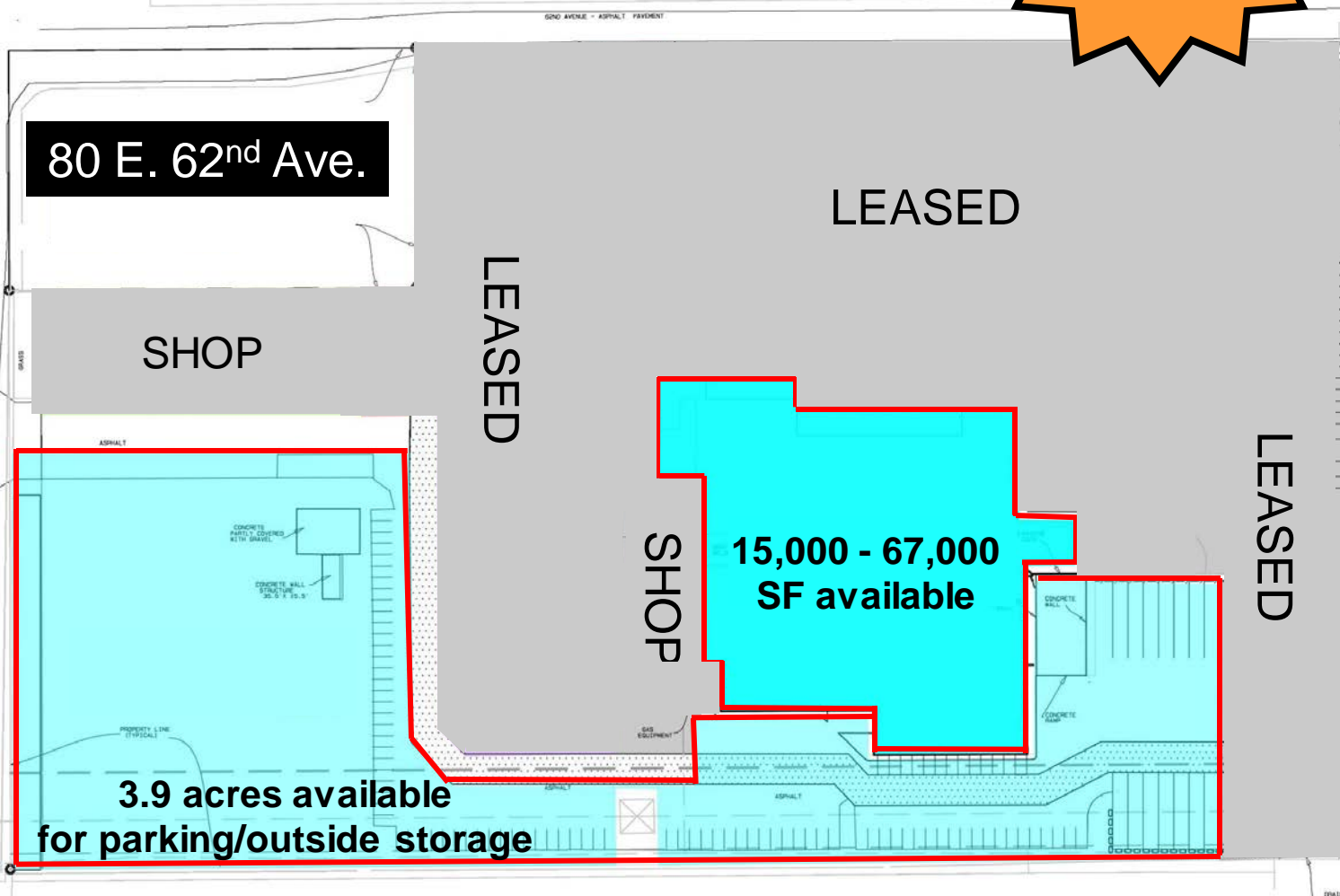
Alex Ringsby, SIOR  
alex@ringsbyrealty.com  
(303) 892-0120

Scott Patterson  
scott@ringsbyrealty.com  
(303) 892-0121

# FOR LEASE WITH YARD

15,000 - 67,000 SF OF WAREHOUSE SPACE  
WITH 3.9 ACRES OF OUTSIDE STORAGE

FORMER  
WONDERBREAD  
BUILDING / I-25  
VISIBILITY



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

Scott Patterson  
scott@ringsbyrealty.com  
(303) 892-0121

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.