



PARK 76

DISTRIBUTION CENTER



10820 E 108th Ave. - **BUILDING 1**
64,545 SF FOR LEASE

**HIGHWAY
VISIBILITY**



PROPERTY FEATURES:

Building Size: 64,545 SF

Available SF: 21,515 - 64,545 SF

Clearance: 28'

Dock High Doors: 18

Drive-In Doors: 2 - 13' x 14'

Trailer Stalls: 8

Auto Stalls: 59

50' x 52'

Column Spacing: w/ 60' speed bay

SITE FEATURES:

Site Size: 20 AC

Zoning: I-1

Water: 10" line

ESFR: K-17 heads
(upgrade to K-23 possible)

Power: 3-phase, 2,500A, 480V

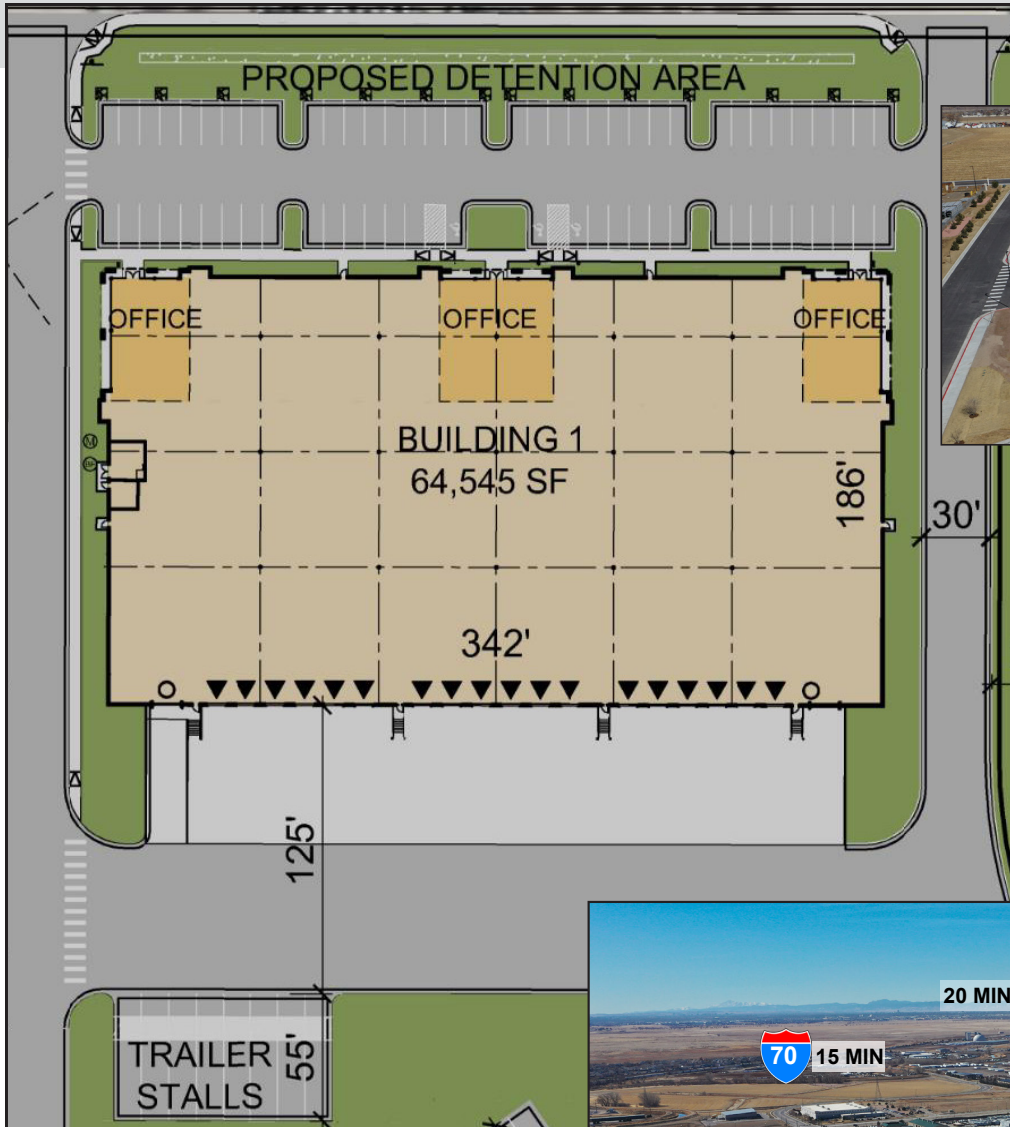
- Immediate access to major freight corridors I-76, E-470, Hwy. 85, Hwy. 2
- I-76 highway visibility
- Rare freestanding distribution building
- 15 minutes to downtown
- 20 minutes to DIA



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LOCAL EXPERTS. INDUSTRIAL STRENGTH.

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