



**LOCAL EXPERTS.  
INDUSTRIAL STRENGTH.**

**FOR LEASE**

**5170 Kalamath St.  
Denver, CO 80221**



**17,000 - 45,000 SF Available**

Lease Rate: To quote

**PROPERTY FEATURES:**

- CENTRAL LOCATION
- YARD SPACE AVAILABLE
- RAIL SERVED
- EASY ACCESS TO I-70, I-25, & I-76



<b>Available SF:</b>	17,000 - 45,000
<b>Yard Space:</b>	Negotiable
<b>Office SF:</b>	+/- 1,000 SF
<b>Clear Height:</b>	20'-22'
<b>Drive-Ins:</b>	(2) 15'x14' and (2) 15'x16'
<b>Zoning:</b>	I-B
<b>Year Built:</b>	1967
<b>Lease Rate:</b>	Subject to quote

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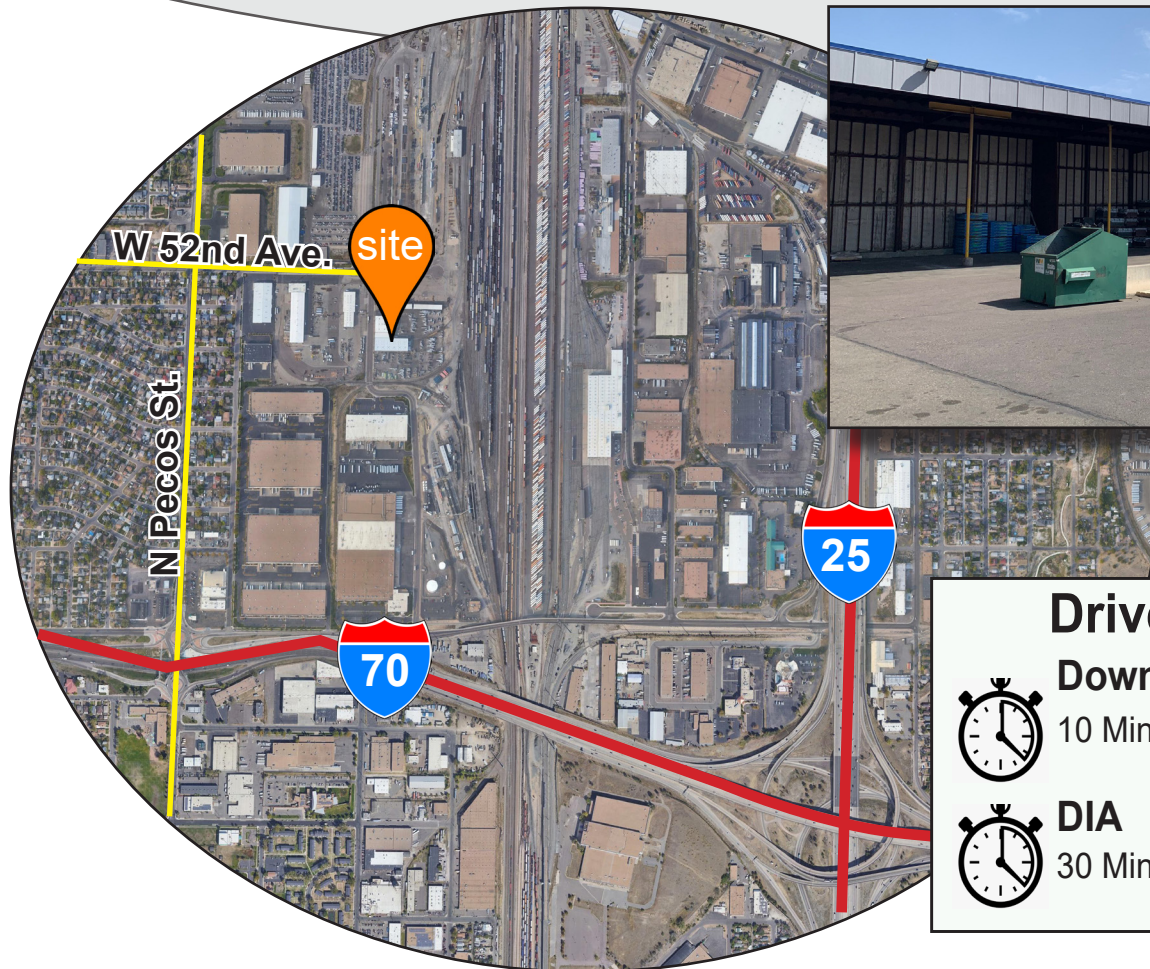




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**Drive Times**

**Downtown Denver**  
10 Minutes

**DIA**  
30 Minutes



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