



**LOCAL EXPERTS.
INDUSTRIAL STRENGTH.**

OFFICE WAREHOUSE FOR LEASE

**1245 Elati St.
Denver, CO 80239**



PROPERTY FEATURES:

Available SF:	9,416 SF
Office SF:	To be verified
Clear Height:	11'
Loading:	1 drive-in loading door
Electrical:	Heavy 3PH power
Year Built:	1981
Zoning:	D-GT
Taxes:	\$108,415.64/year
Parking:	25 approx. dedicated spots
LEASE RATE:	CONTACT BROKER



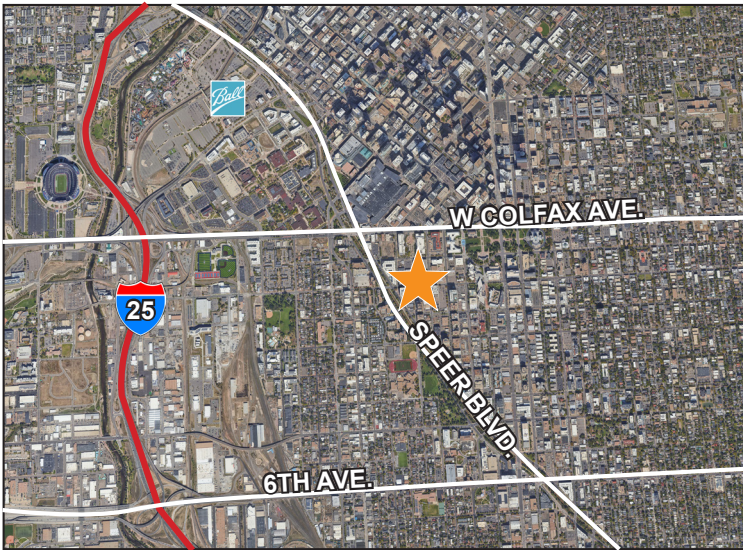
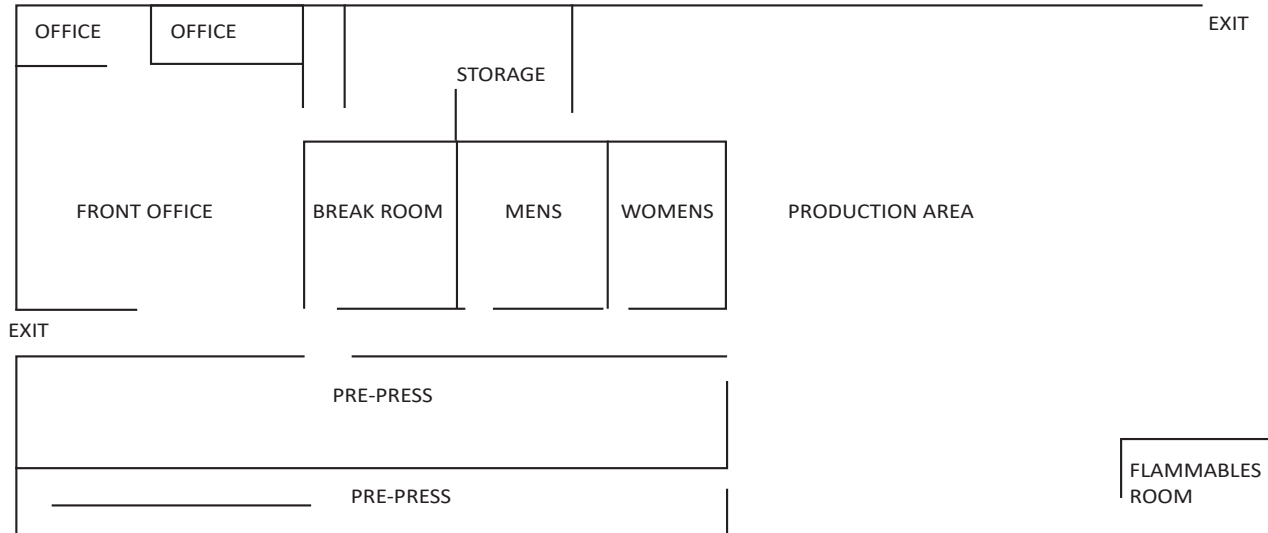


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FLOOR PLAN



DRIVE TIMES

DOWNTOWN	1 MINUTE
I-25	4 MINUTES
I-70	8 MINUTES
DIA	40 MINUTES



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