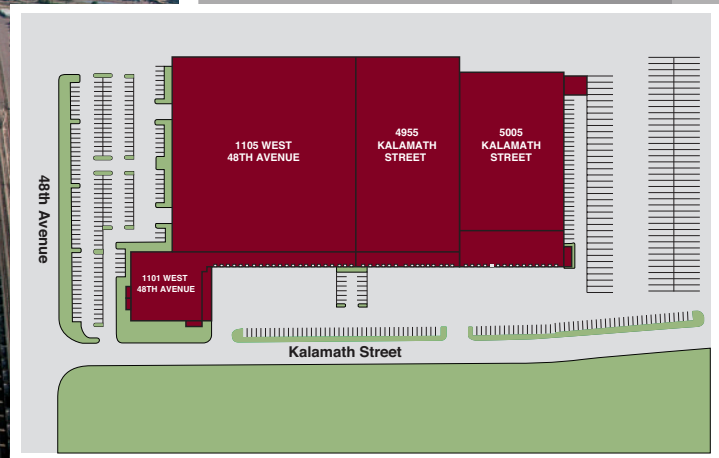




DENVER COMMERCE CENTER

1101 W. 48th AVENUE
DENVER, COLORADO



CENTRALLY LOCATED DISTRIBUTION FACILITY.

- Fully renovated industrial property located in the Central industrial submarket
- Full frontage on I-70 and one-half mile from I-25
- Property accommodates multiple uses including: Freezer cooler, distribution and 100% office tenants
- 5 minutes to Downtown Denver and 20 minutes to Denver International Airport
- 11 fire sprinkler zones serving the project
- Owned and managed by a partnership of LBA Realty - www.LBArealty.com



BUILDING SIZE340,277 SF

Site 15.17 acres
 Clear height..... 24'-28'
 Parking ratio 1.2 per 1,000 sf
 Zoning I-B General Industrial
 Loading Dock High & Grade Level

CBRE

JIM BOLT
 720.528.6310
james.bolt@cbre.com

MIKE CAMP
 720.528.6313
mike.camp@cbre.com

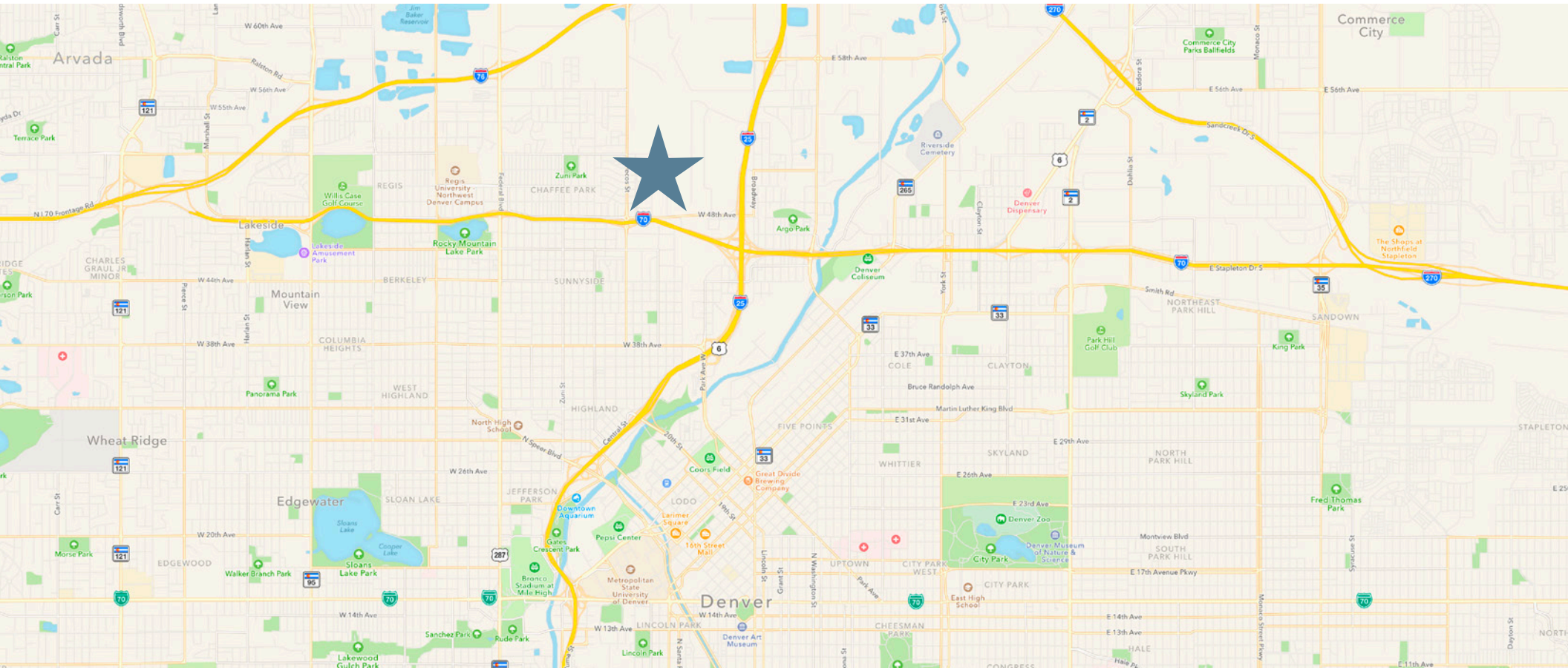
BILL THOMPSON
 720.528.6373
bill.thompson@cbre.com

AVAILABIILITES

STE 4955 91,928 SF
 STE 1101-100 2,364 SF

1101 W. 48th AVENUE

DENVER, COLORADO



LBA LOGISTICS is a full service real estate investment and management company. The company has a diverse portfolio of industrial properties in the major markets throughout the U.S. including California, Arizona, Colorado, the Pacific Northwest, Nevada, Texas, Utah, Chicago, Eastern PA, New York/New Jersey and Florida. For an overview of LBA's current portfolio, please visit: www.LBArealty.com

The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.

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