

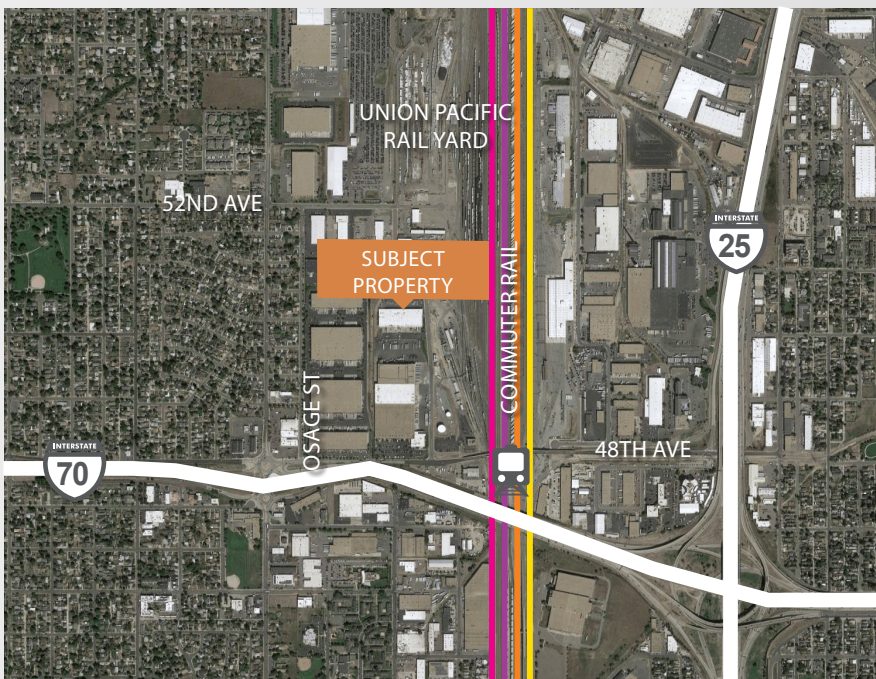
**INDUSTRIAL SPACE IN DESIRABLE
CENTRAL SUBMARKET WITH YARD**

**DENVER
COMMERCE
CENTER**

**5075 KALAMATH STREET
DENVER, CO 80221**



±18,845 SF INDUSTRIAL SPACE FOR LEASE!



**EXCELLENT
CENTRAL LOCATION**

**BUILDING
REMODELED IN 2006**

**AVOID
I-70 RE-CONSTRUCTION**

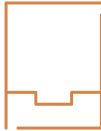
**IMMEDIATE ACCESS
TO I-70, I-25 AND THE CBD**

**OVER-SIZED, FENCED
LOADING COURT**

CBRE
LBALogistics

SUITE INFORMATION

AVAILABLE SF	±18,845 SF	POWER	3-Phase (to be verified by an electrician)
OFFICE SPACE	±7,001 SF (including 2,891 of second story office)	CLEAR HEIGHT	±24' - 27'
ZONING	I-B - General Industrial	SPRINKLER	Wet System
ENTERPRISE ZONE	Yes, Denver	LEASE RATE	Negotiable
LOADING	1 ramped drive-in door; 3 dock high doors (1 with leveler)	OPEX	\$5.51/SF (2025)
PARKING	1.5:1,000 SF	AVAILABLE	Available Immediately



**EXTREMELY RARE
AVAILABILITY WITH SECURED
YARD**



**HIGHWAY VISIBILITY
OVER 130,000 VEHICLES PER
DAY**

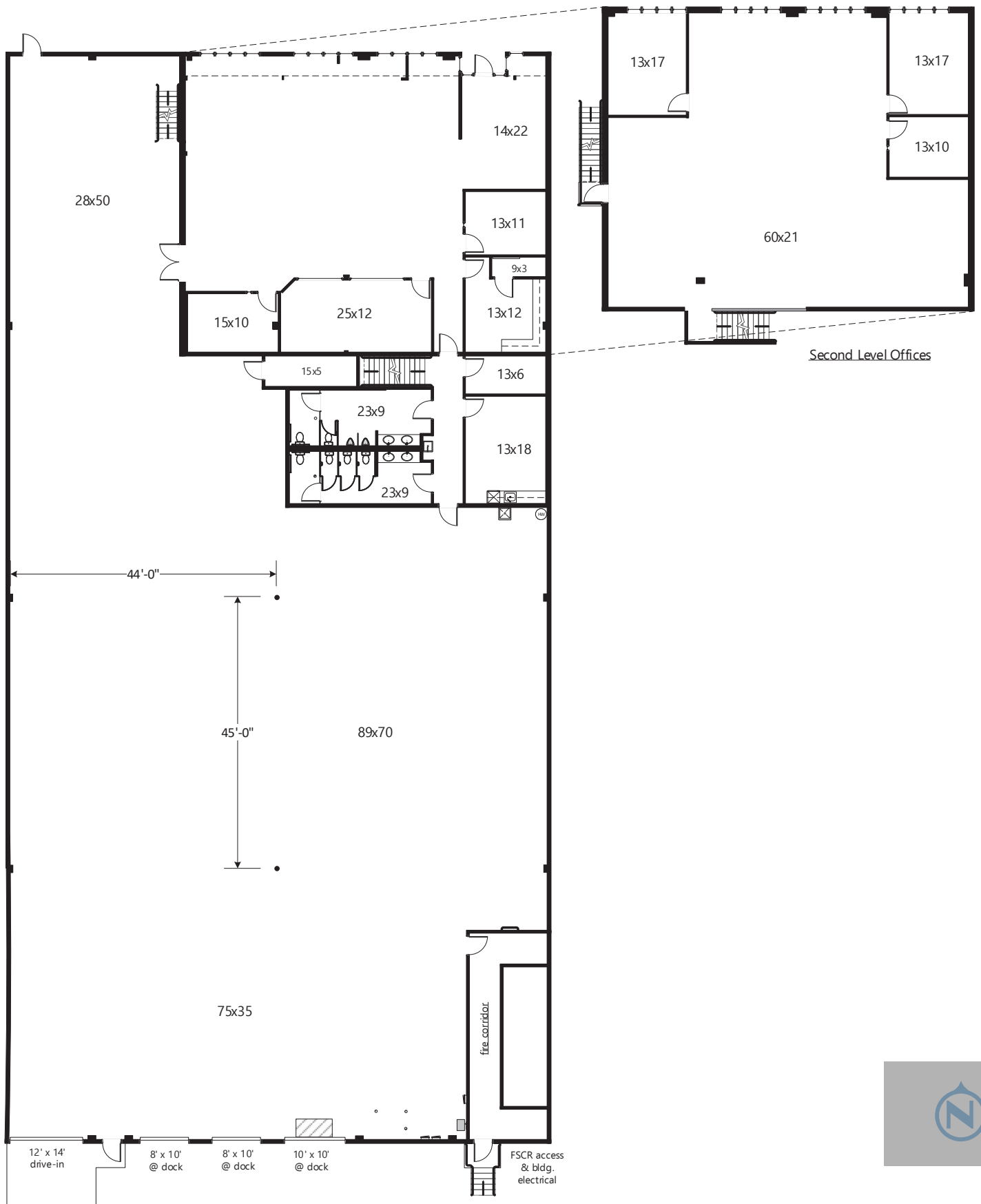


**COMPETITIVE
PRICING**



**BUILDING REMODELED
IN 2006**







Denver Commerce Center North is an established industrial project in Denver and is able to be competitive in pricing compared to new construction in the Central Submarket.

PRIME CENTRAL LOCATION
AT THE INTERSECTION OF I-70 & 1-25

VERY RARE INDUSTRIAL SPACE
WITH SECURED YARD

DOCK HIGH AND DRIVE-IN LOADING

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