

# P R O M I N E N T HIGHWAY SIGNAGE AVAILABLE

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1101 W. 48TH AVE  
DENVER, CO 80221



## 13,799 SF AVAILABLE!

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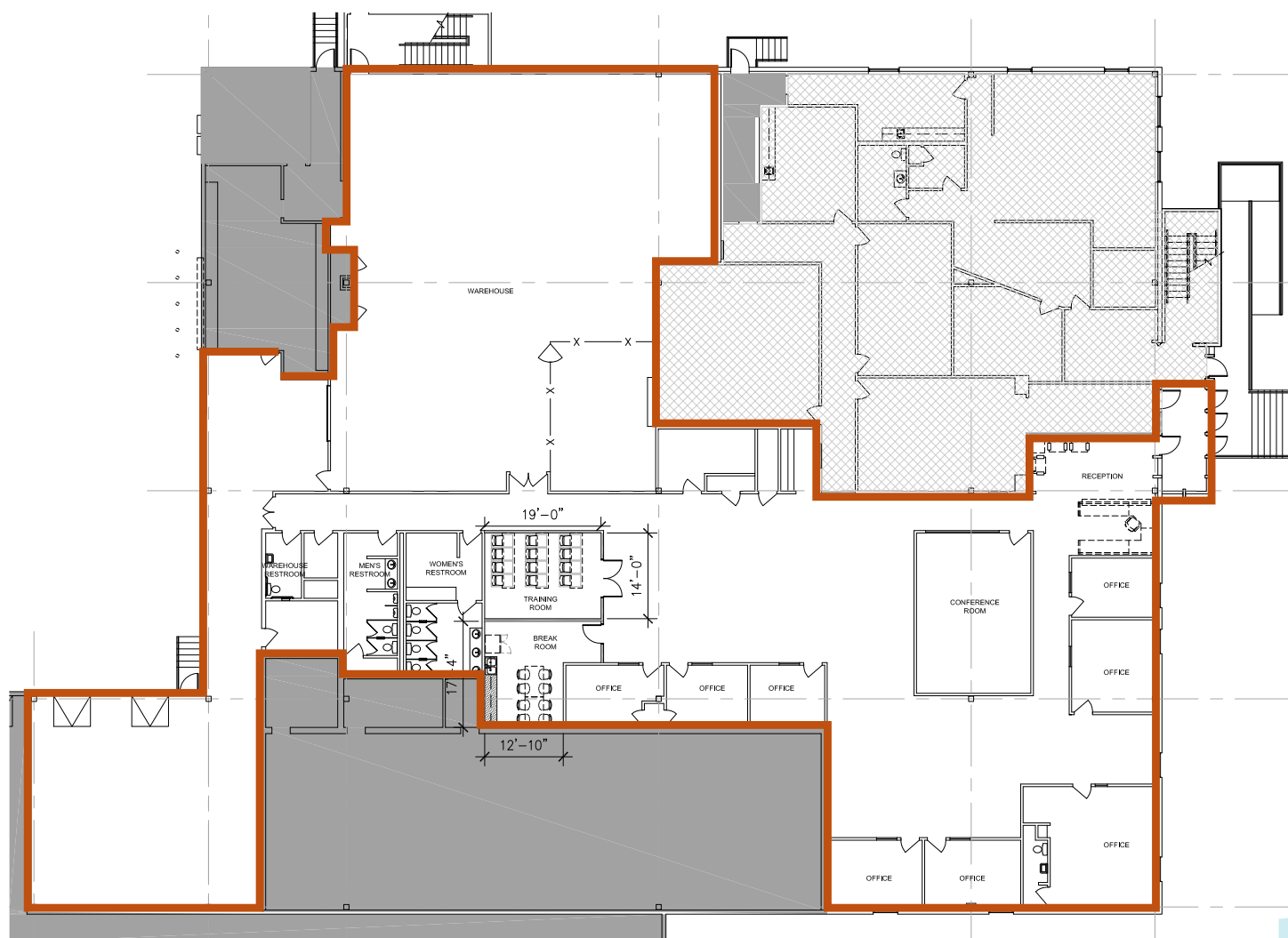
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**CBRE**

**LBA**Logistics 

# BUILDING INFORMATION

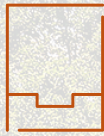
<b>AVAILABLE SF</b>	13,799 SF	<b>POWER</b>	To be verified
<b>AVAILABLE</b>	August 1, 2024	<b>SPRINKLER</b>	ESFR sprinkler system
<b>ZONING</b>	I-B – General Industrial	<b>OPEX</b>	\$3.65/SF (2024 est.)
<b>ENTERPRISE ZONE</b>	Yes, Denver	<b>LEASE RATE</b>	Contact broker
<b>LOADING</b>	2 dock high doors with levelers		
<b>COLUMN SPACING</b>	34' x 35' (typical)		



KEY: ADJACENT TENANT AREA BUILDING COMMON AREA







**EXCELLENT CENTRAL  
LOCATION**



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



**TRAILER PARKING  
AVAILABLE**



**PROVIDING TENANT'S  
ACCESS TO OVER  
2.2 MILLION PEOPLE  
WITHIN A 15-MILE RADIUS  
AND SUPERIOR ACCESS  
TO MAJOR HIGHWAYS**







**Denver Commerce Center** 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 & I-25

**FREEWAY FRONTAGE WITH**  
VISIBILITY TO OVER 130,000 VEHICLES PER DAY

**FREEWAY SIGNAGE POTENTIALLY AVAILABLE**

**BUILDING SIGNAGE AVAILABLE**

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