



FOR LEASE

Warehouse/Distribution Building

5200 Smith Road | Denver, CO 80216



Oversize Dock High And Drive In Potential*

CONTACT:

BRAD GILPIN

SENIOR VICE PRESIDENT

303.512.1196

bgilpin@uniqueprop.com

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

WWW.UNIQUEPROP.COM

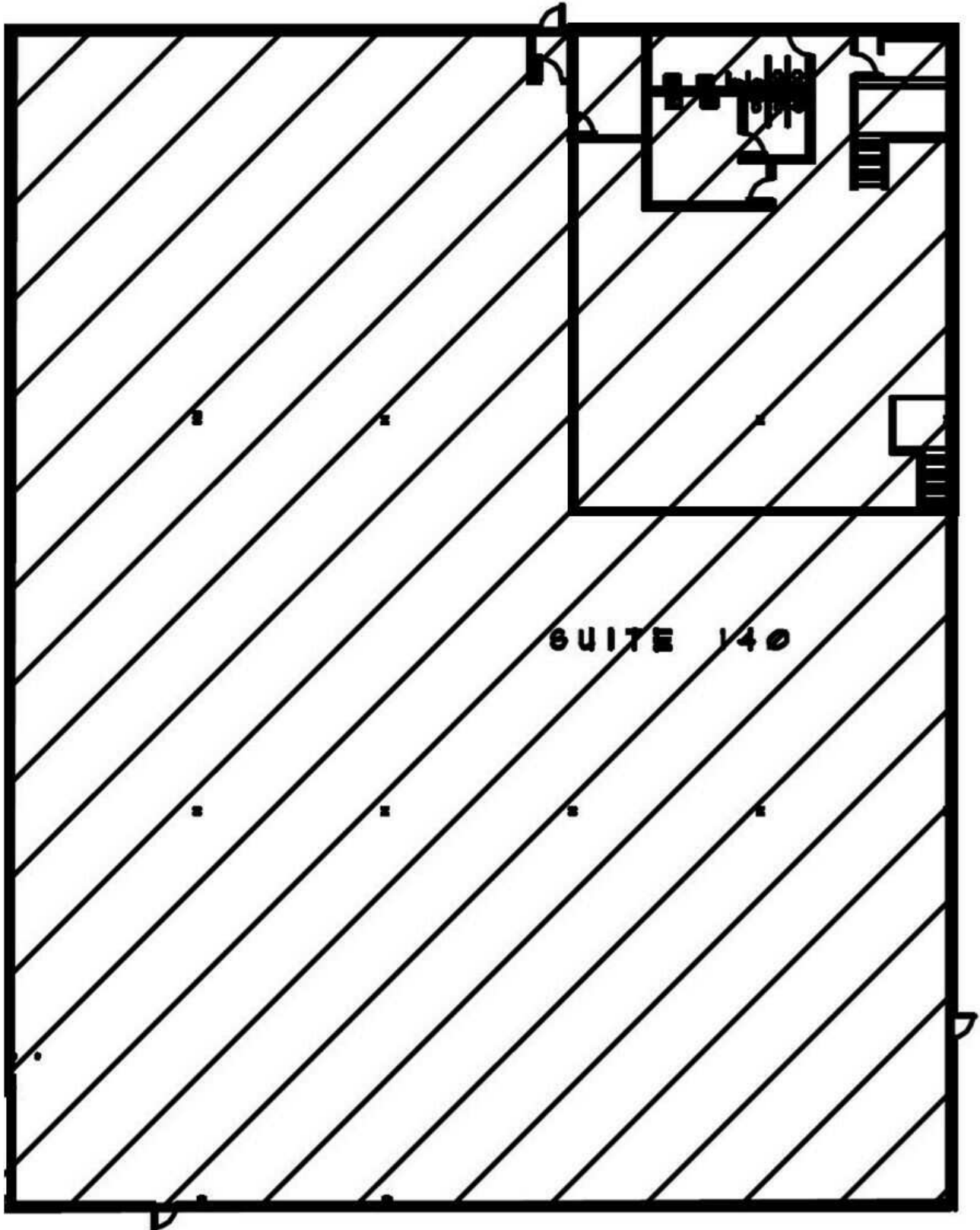


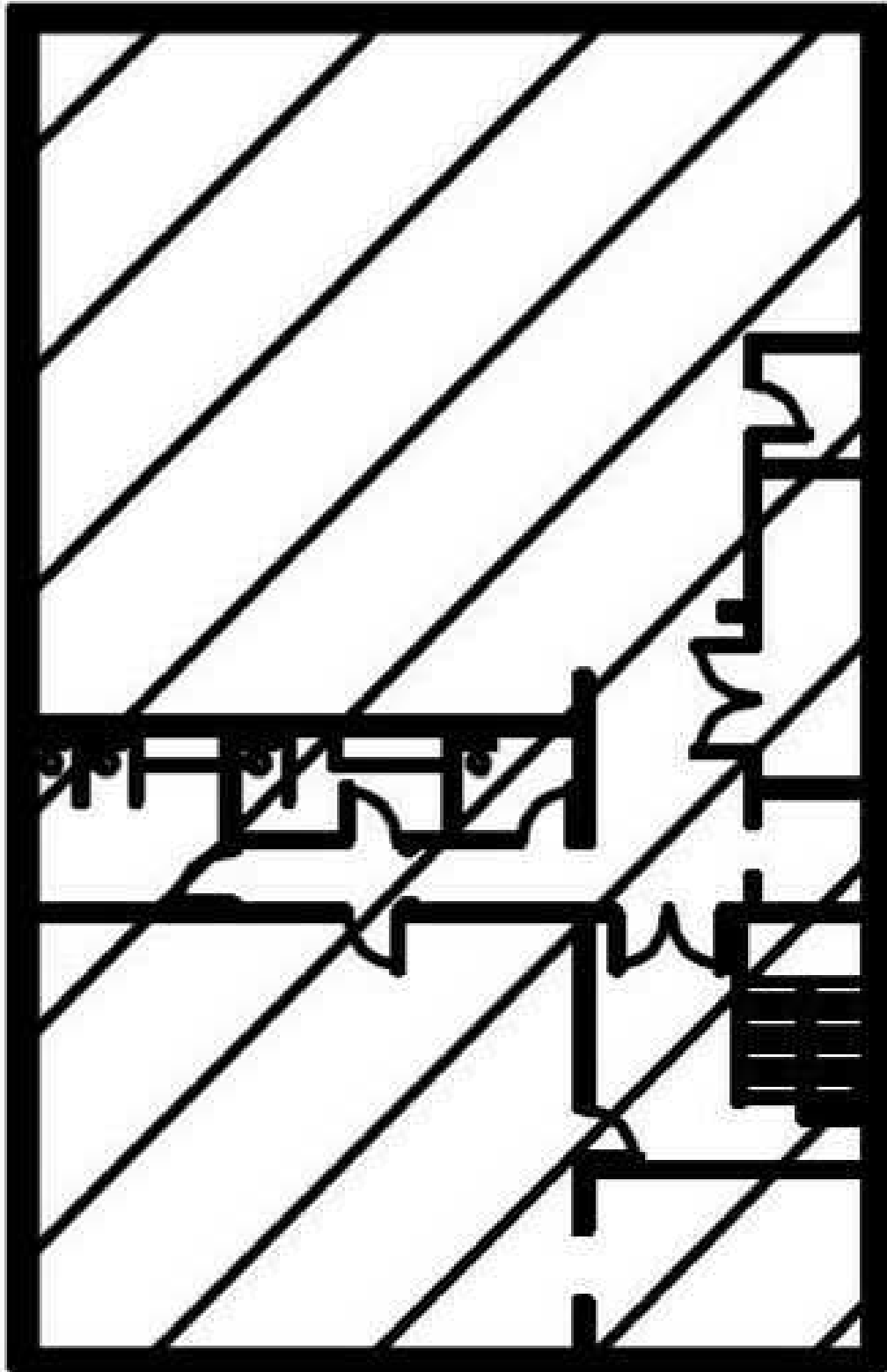
OFFERING SUMMARY

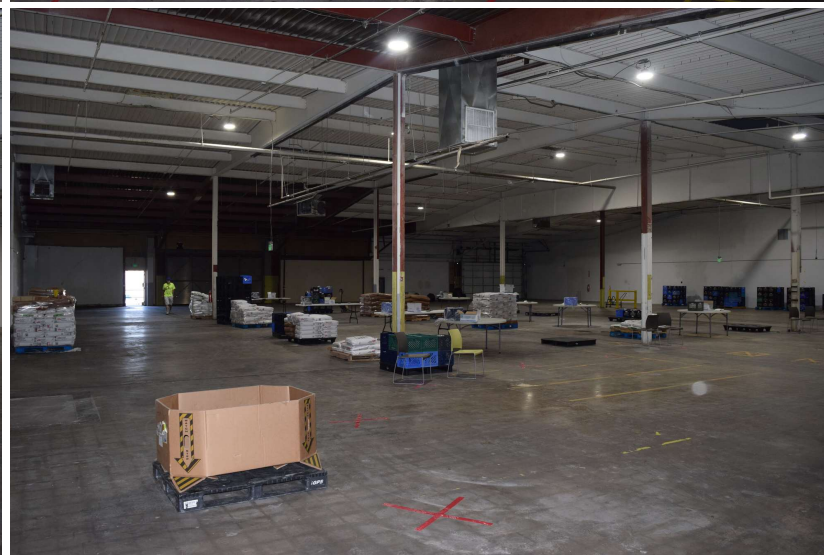
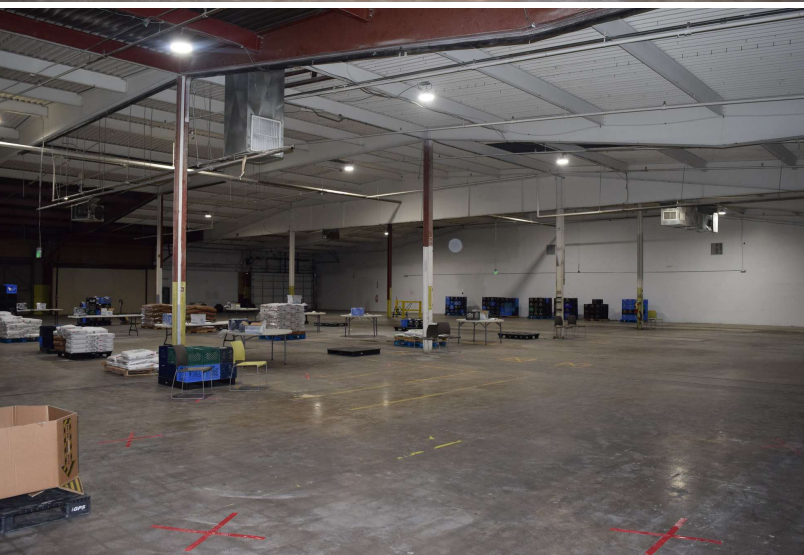
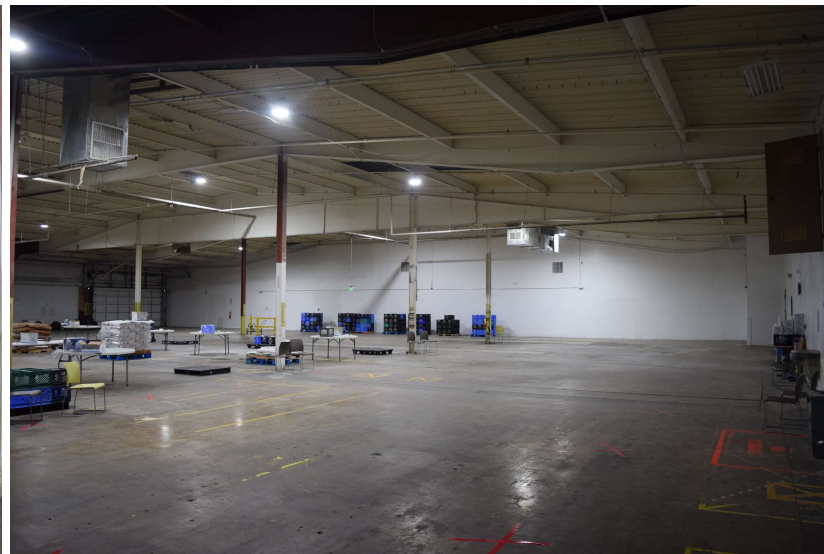
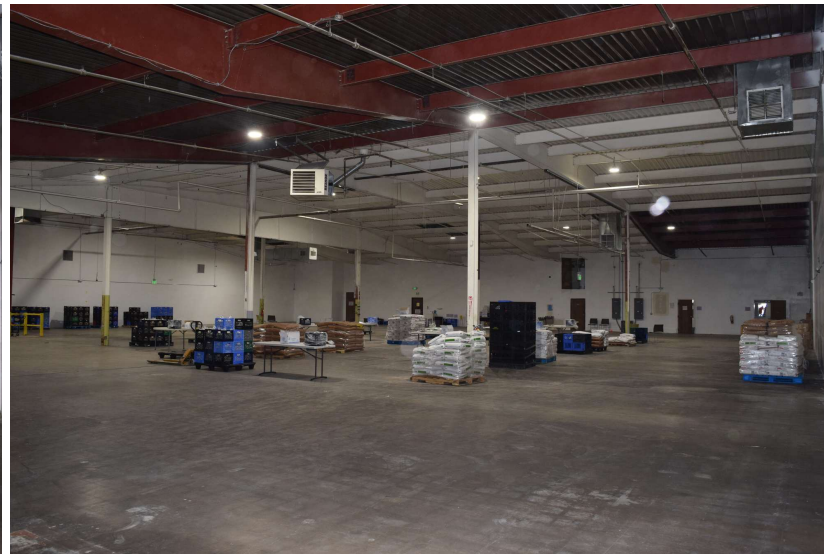
Suite #140:	21,662 SF
Lease Rate:	\$7.50 per SF NNN
NNN's:	\$3.50 per SF
Ceiling Height:	15'-18' clear
Year Built:	1964
Zoning:	I-A

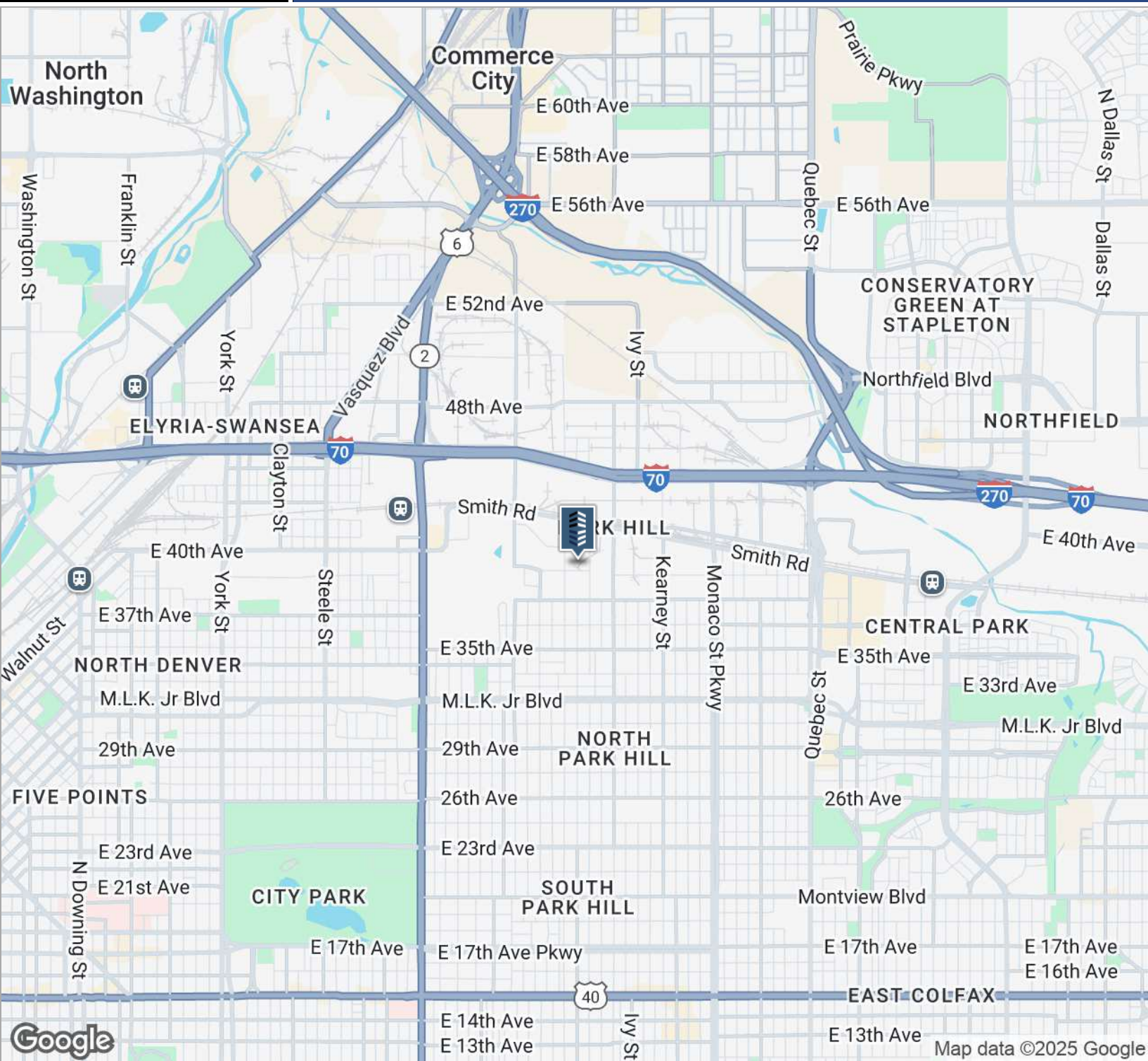
PROPERTY HIGHLIGHTS

- Lease rate reduced from \$10.00/sf to just \$7.50/sf
- Suite #140 - 21,662 SF
- Dock high loading available
- marijuana/hemp/CBD related uses considered also
- 15'-18' clear warehouse area with sprinklers
- Zoned I-A in the city/county of Denver
- 15,000 SF storage yard available for an additional \$4,000/mth.









CONTACT:

BRAD GILPIN

SENIOR VICE PRESIDENT

303.512.1196

bgilpin@uniqueprop.com

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.