

8221 E. 96TH AVENUE HENDERSON, COLORADO



FOR LEASE



PROPERTY DETAILS

Cushman & Wakefield is pleased to present well-located industrial space at 8221 E. 96th Avenue in Unincorporated Adams County. The available space has a 40' clear height at the ridge of the roof, dock high and grade level loading, along with heavy power capabilities. This site offers 6 acres of additional usable storage yard available for lease.

LOCATION & ACCESS

The property is ideally located along the burgeoning I-76 corridor with direct access to I-76 via 96th Avenue. The property is minutes from Downtown Denver and multiple major thoroughfares. The location is a well-established industrial area with continued industrial development and activity.

Total SF	± 40,000 SF
Clear Height	40'
Zoning	I-3 (Adams County)
Loading	8 Dock-high doors 5 Drive-in doors
Power	Heavy
Sprinklers	Dry
Outdoor Storage	6 Acres of fully fenced and gated yard

8221 EAST 96TH AVENUE / HENDERSON, COLORADO



FOR MORE INFORMATION, PLEASE CONTACT:

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