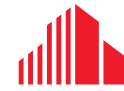


FOR LEASE

Airport 70 Center

4350 Kearney Street, Unit A / Denver, Colorado 80216



CUSHMAN &
WAKEFIELD



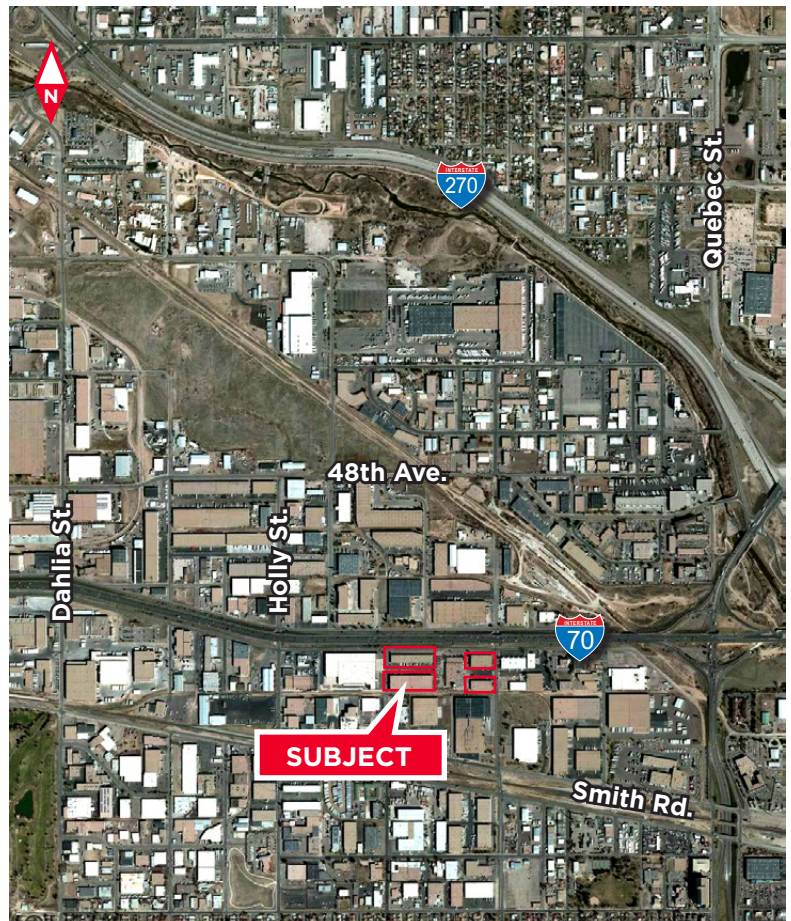
Warehouse/Manufacturing For Lease Lease Rate: \$4.50/SF/Year NNN

Property Features

Available SF	43,200
Location	I-70 and Kearney Street
Office SF	2,240
Loading	6 Dock-high doors 1 Drive-in ramp
Clear Height	22'
Zoning	I-B, UO-2
YOC	1973
City/County	Denver/Denver
Sprinklered	Yes
Rail	Union Pacific
Rate	\$4.50/SF/Year NNN
Est. Expenses	\$2.00/SF (2018)

Property Highlights

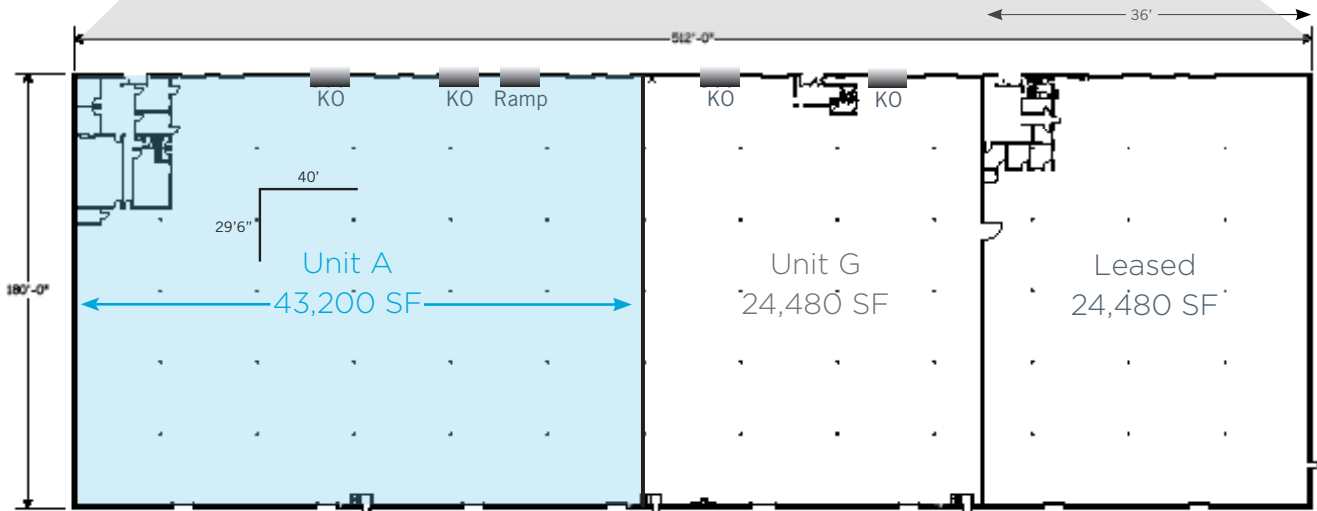
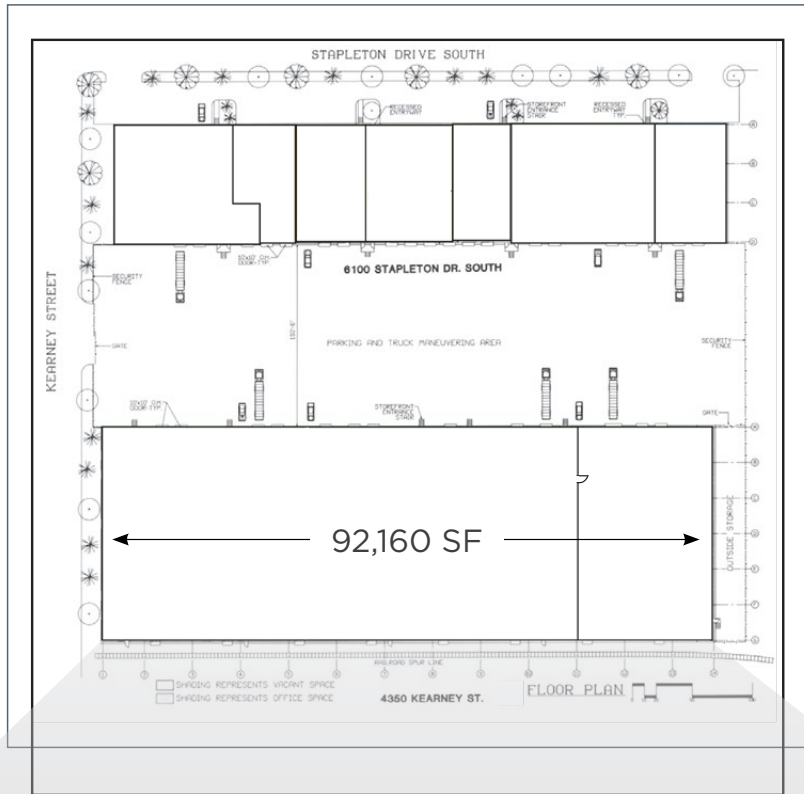
- Easy access to I-70, I-270 and DIA
- Front park/front load
- Located in the Denver Enterprise Zone
- Proximity to Northfield and Stapleton retail amenities
- Ability to add additional dock-high doors for a total of 8 doors



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