

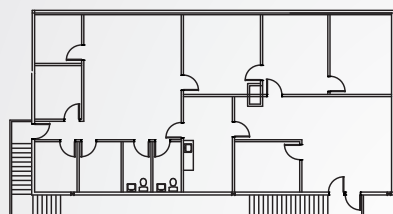
INDUSTRIAL SPACE FOR LEASE

I-70/270 Business Center

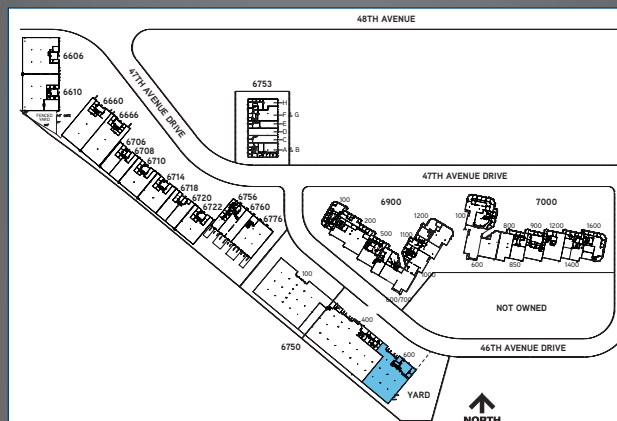
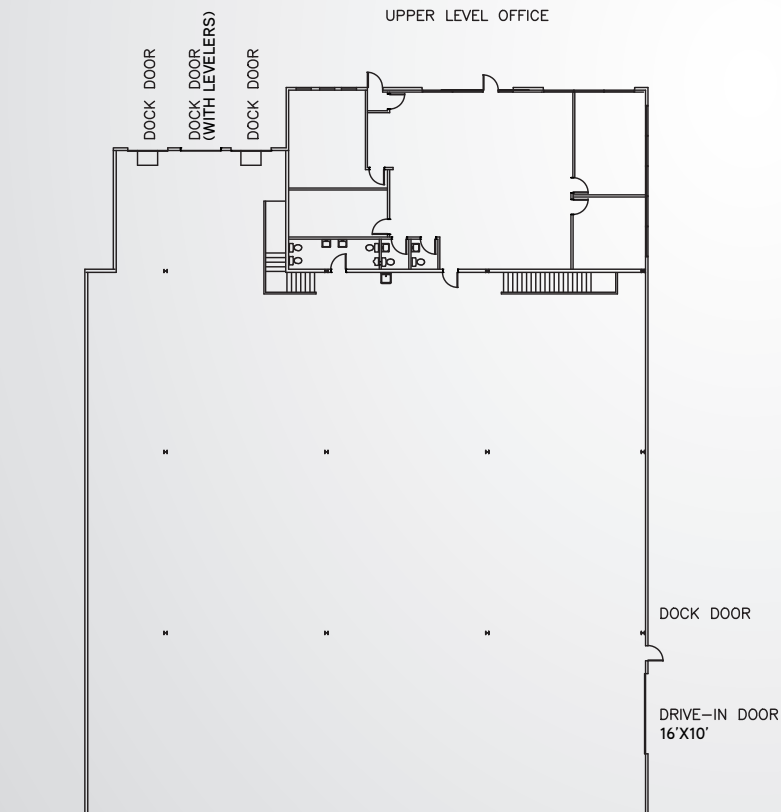
6750 EAST 46TH AVENUE DRIVE | UNIT 600 | DENVER, CO

LOCATED IN DENVER ENTERPRISE ZONE

HUGE FENCED IN YARD!



UPPER LEVEL OFFICE



Unit 600

Size:	15,877 SF
Office:	5,160 SF
Rate:	\$8.00/SF NNN
Est. 2021 Expenses:	\$3.84/SF
Gross Monthly Rate:	\$15,665.31
Loading:	One (1) Drive-In Door and Four (4) Dock High Doors
Sprinkler:	Yes
Power:	3-Phase
Clear Height:	22'
Zoning:	I-B
Available:	30 Days

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