

Colliers

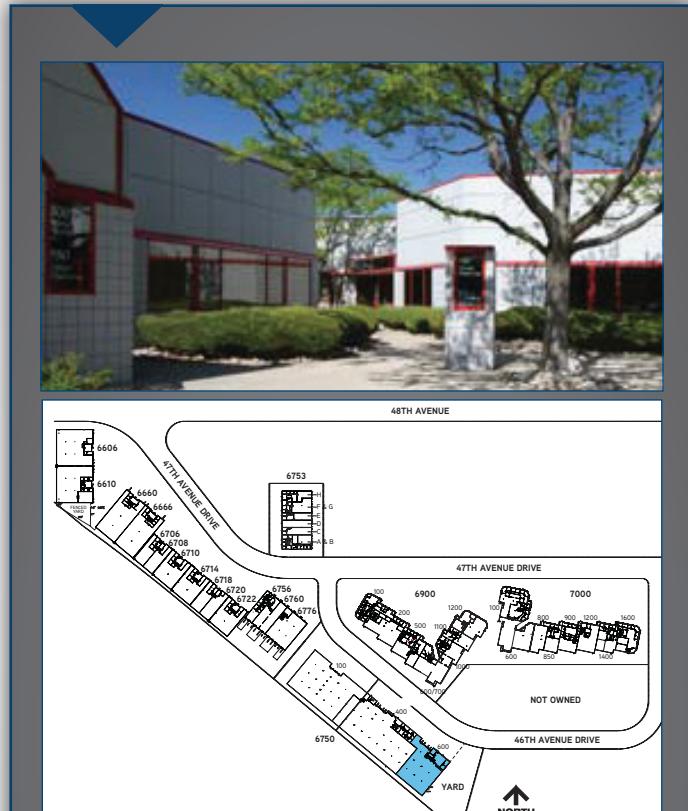
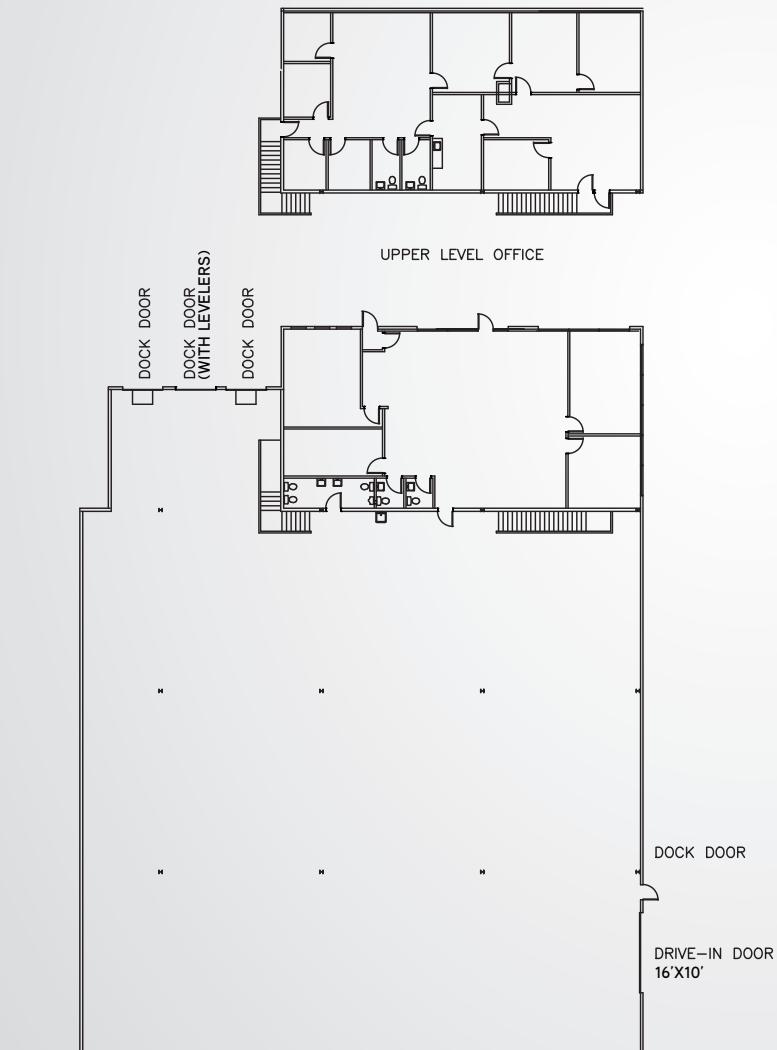
INDUSTRIAL SPACE  
FOR LEASE

# |-70/270 Business Center

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

LOCATED IN DENVER ENTERPRISE ZONE

HUGE FENCED IN YARD!



## 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

## COLLIERS | DENVER

4643 South Ulster Street | Suite 1000  
Denver, CO 80237

MAIN +1 303 745 5800 FAX +1 303 745 5888  
[www.colliers.com/Denver](http://www.colliers.com/Denver)

Accelerating success.