

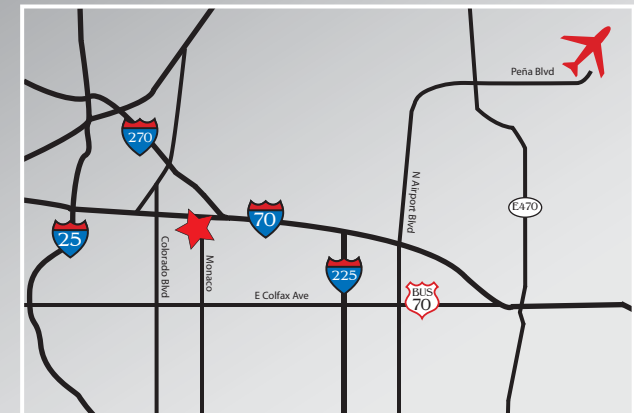
+/-65,000 SF FOR LEASE

Excellent User Building • Recently Renovated



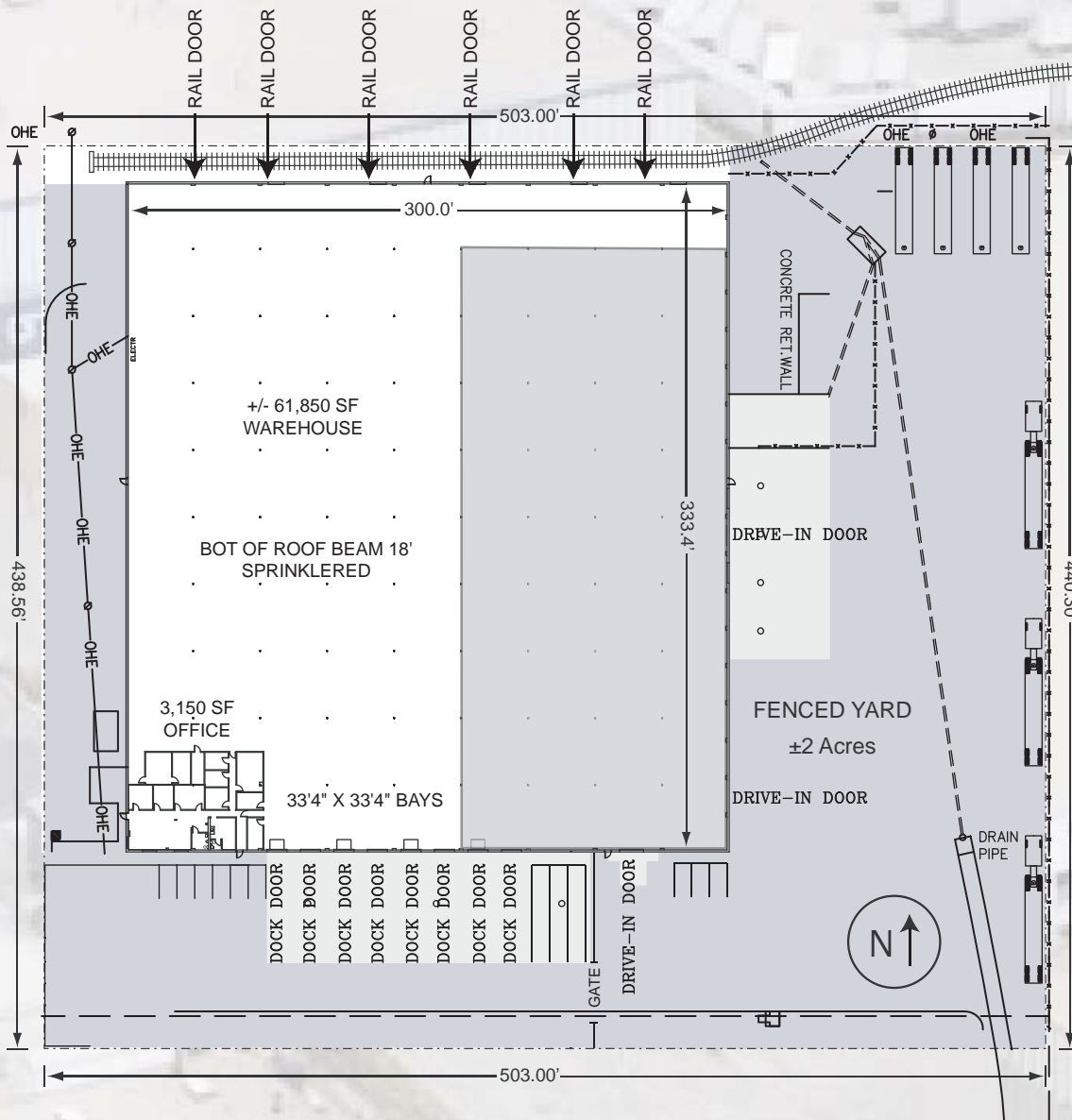
Manufacturing/Warehouse Building
6201 East 42nd Avenue
Denver, CO

- 6 Docks
- Union Pacific Rail Spur (4 Rail Doors)
- ±2 Acres Fenced Yard/Trailer Storage



FOR LEASE
+/-65,000 SF

6201 East 42nd Avenue
Denver, CO 80216



Features:

- +/- 65,000 SF Total
- +/- 3,150 SF Office
- 5.07 Acre Site
- Fenced Outdoor Storage Area (±2 Acres)
- 6 Dock-High Doors
- 4 Rail Doors
- 18' Clear Height
- Zoning: I-2 (Heavy Industrial District)
- 600 Amp, 3-Phase, 208/120 Volt Power
- 33' x 33' Column Spacing
- Excellent I-70 Access
- Close Proximity to DIA
- Building Signage Possible

For Additional Information, Please Contact:

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