

Colliers

50,000 SF Freestanding building
with rail access and fenced yard

** More DH Possible*

For Lease

**10707 East 40th Avenue
Denver, CO 80239**

Lease Rate:
\$6.95/SF NNN
Operating Exp.:
\$3.34/SF

Contact Us:

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50,000 SF Freestanding Building

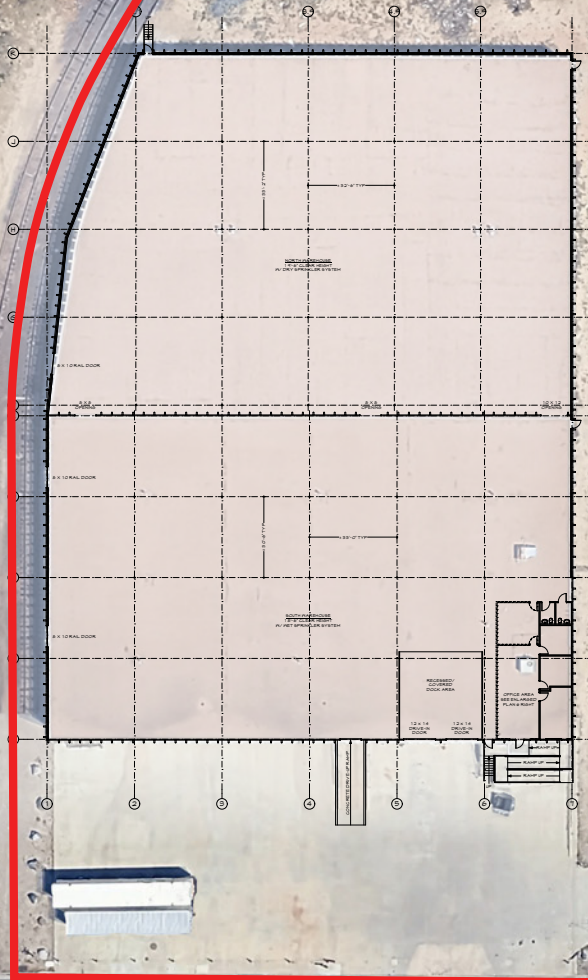


Available SF	50,000 SF
Office SF	2,500 SF
Outside Storage	1.27 Acres Fenced
Ceiling Heights	18' - 19'
Loading	1 Drive-In Door 2 Interior Dock Positions 3 Rail Doors
Rail	Union Pacific
Zoning	I-B; UO2 (DENVER)
Lighting	LED motion sensors
Total Site Size	2.43 Acres
Power	400 Amp 120/240V 3-Phase
Sprinkler	Dry/wet system
YOC	1971
Lease Rate	\$6.95/SF/YR NNN
Available:	January 1, 2027
Operating Expense	\$3.34/SF

Site Plan

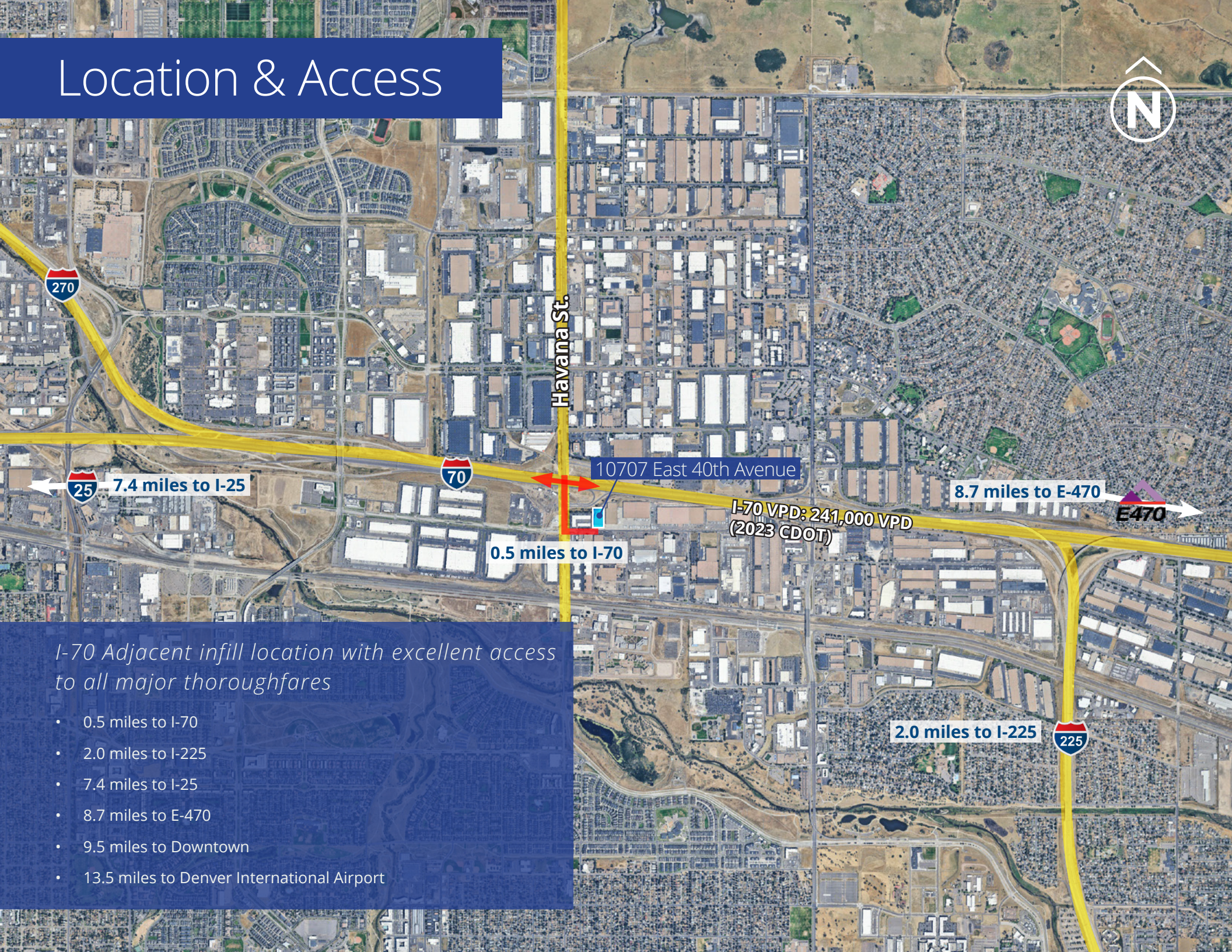
Highlights

- Access to entire Metro Denver population in 45 minute drive time, 68% in 30 minute drive time
- I-70 frontage providing visibility to over 240,000 VPD (2023 CDOT)
- Dedicated trailer parking
- Heavy industrial zoning permissive of outdoor storage



1.27 AC FENCED YARD

Location & Access



Havana St.

10707 East 40th Avenue

0.5 miles to I-70

I-70 VPD: 241,000 VPD
(2023 CDOT)

8.7 miles to E-470

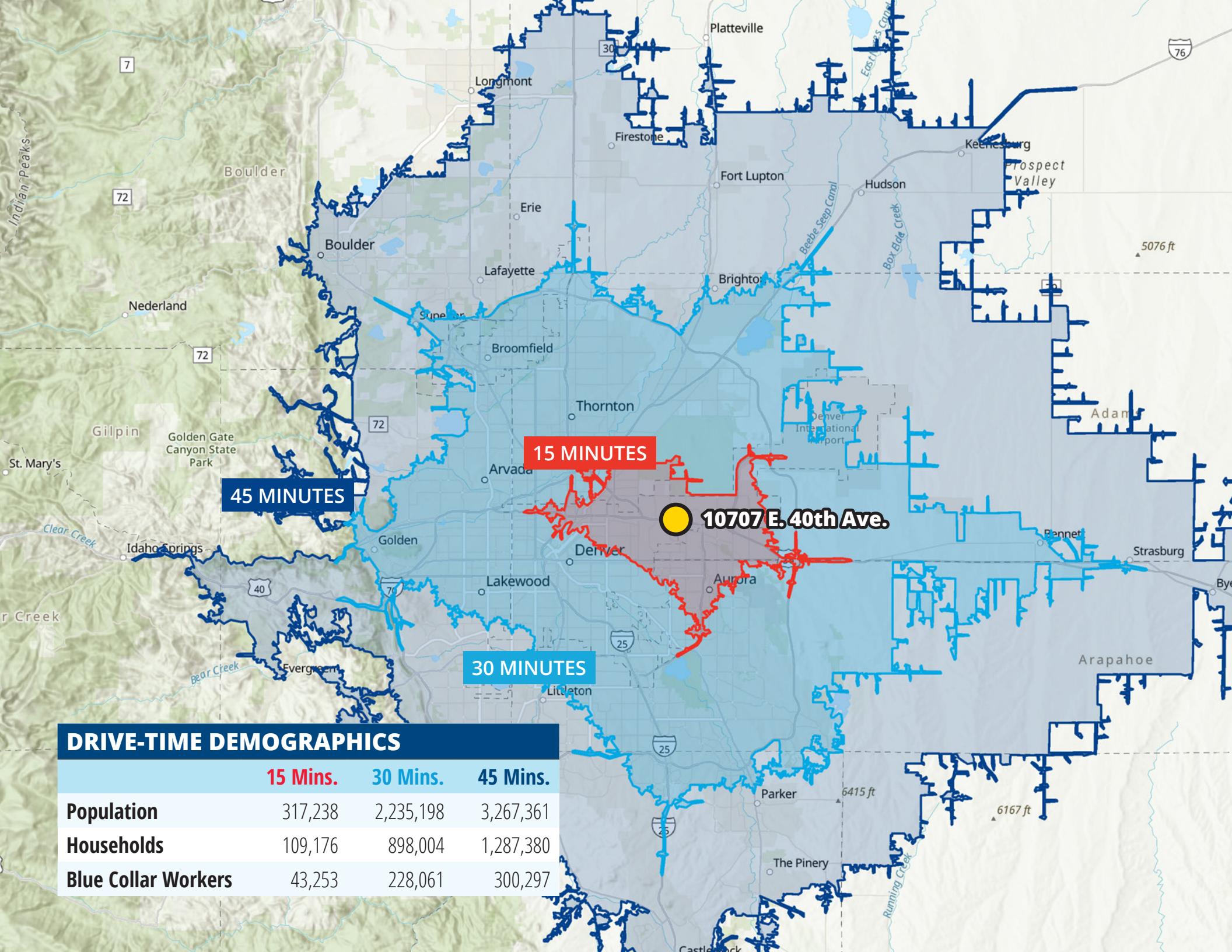
E470

2.0 miles to I-225

225

I-70 Adjacent infill location with excellent access to all major thoroughfares

- 0.5 miles to I-70
- 2.0 miles to I-225
- 7.4 miles to I-25
- 8.7 miles to E-470
- 9.5 miles to Downtown
- 13.5 miles to Denver International Airport



10707 E. 40th Ave.

15 MINUTES

45 MINUTES

30 MINUTES

DRIVE-TIME DEMOGRAPHICS			
	15 Mins.	30 Mins.	45 Mins.
Population	317,238	2,235,198	3,267,361
Households	109,176	898,004	1,287,380
Blue Collar Workers	43,253	228,061	300,297



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