



Superblock is a 282,855 square foot, two building development, located on one of the last remaining industrial zoned sites adjacent to the Peña Boulevard and I-70 interchange. It offers superb visibility from Peña Boulevard and very low property taxes. Superblock is an excellent distribution, manufacturing, and/or warehouse property that has convenient access to I-70 and Peña Boulevard via Green Valley Ranch Boulevard and 40th Avenue. The development is in a premier location close to ample retail amenities.



Building 1: 17688 E 45th Ave

Building 2: 4439 N Telluride St

FOR SALE OR LEASE

FOR MORE INFO CONTACT

Tyler Carner

Executive Vice President
303.264.1903
tyler.carner@cbre.com

Jeremy Ballenger

Executive Vice President
303.264.1902
jeremy.ballenger@cbre.com

Keiffer Garton

Senior Vice President
303.824.4758
keiffer.garton@cbre.com



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Premier Industrial Location With Visibility on Peña Blvd

Very Low Mill Levy at 79 Mills

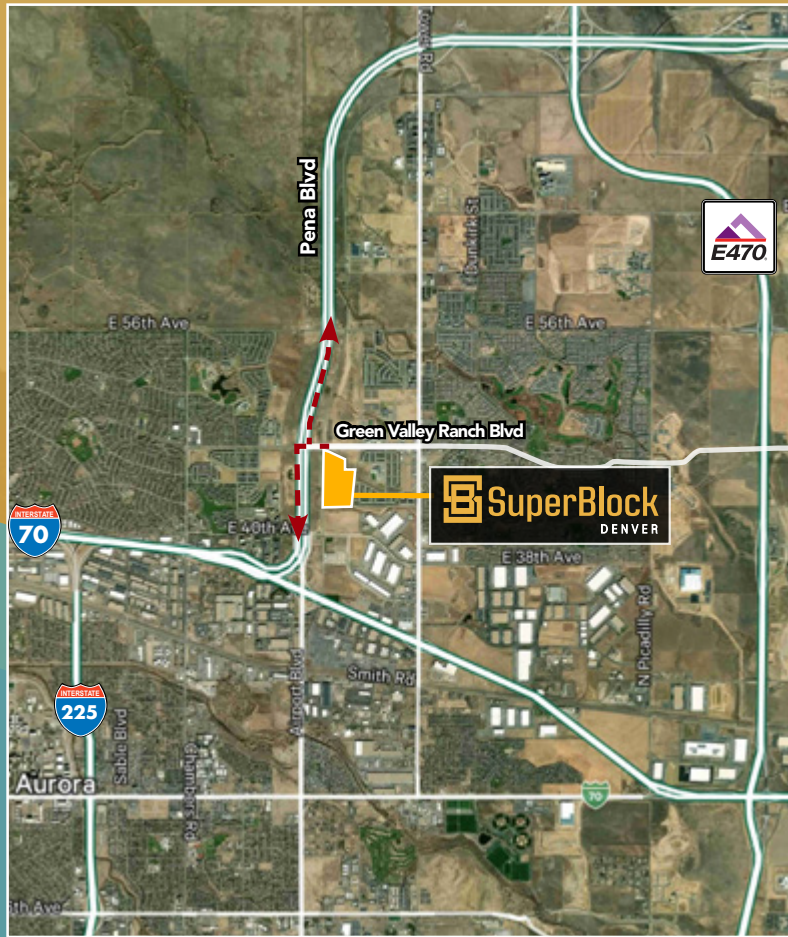
Ample Trailer Parking

2 Front Park Rear Load Buildings

Total of 282,855 SF

Divisible to 22,880 SF





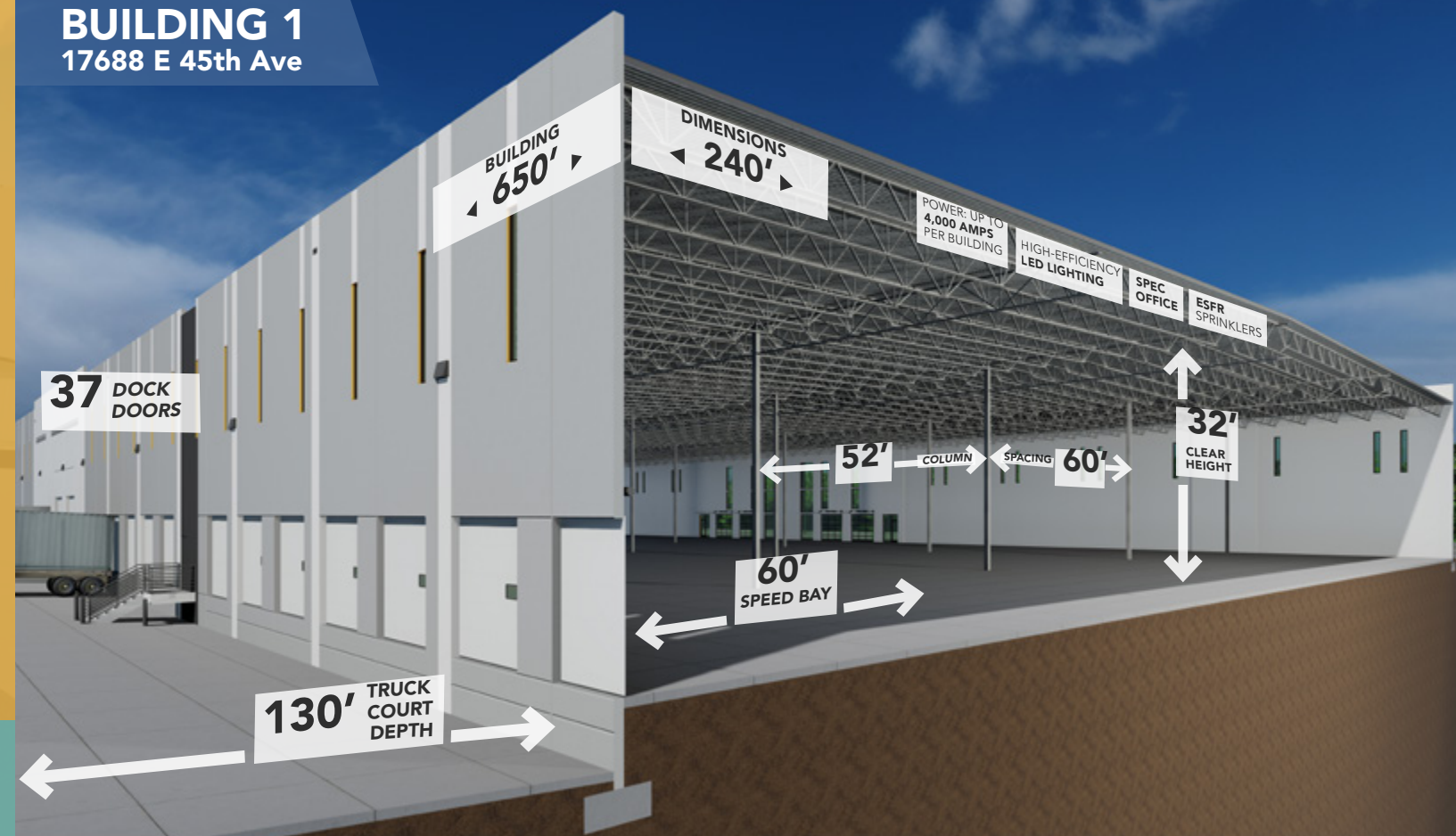
HIGHLIGHTS

- ▶ High profile building signage available
- ▶ Class A FPRL Small Bay Industrial in Prime Location
- ▶ Trailer Parking: 20 Stalls - Building 1
15 Stalls - Building 2
- ▶ Auto Parking: 1.19/1,000 SF - Building 1
0.86/1,000 SF - Building 2
- ▶ 32' Clear Height
- ▶ Low mill levy of 79.202 mills (Denver)
- ▶ Retail amenities nearby
- ▶ Power: Up to 4,000A capacity per building
- ▶ Lease Rate: Negotiable
- ▶ Sale Price: Negotiable

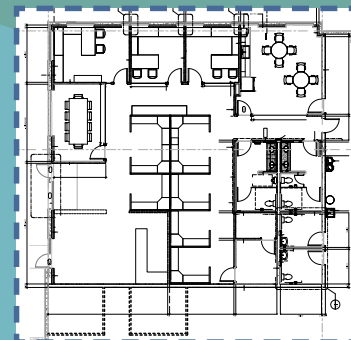
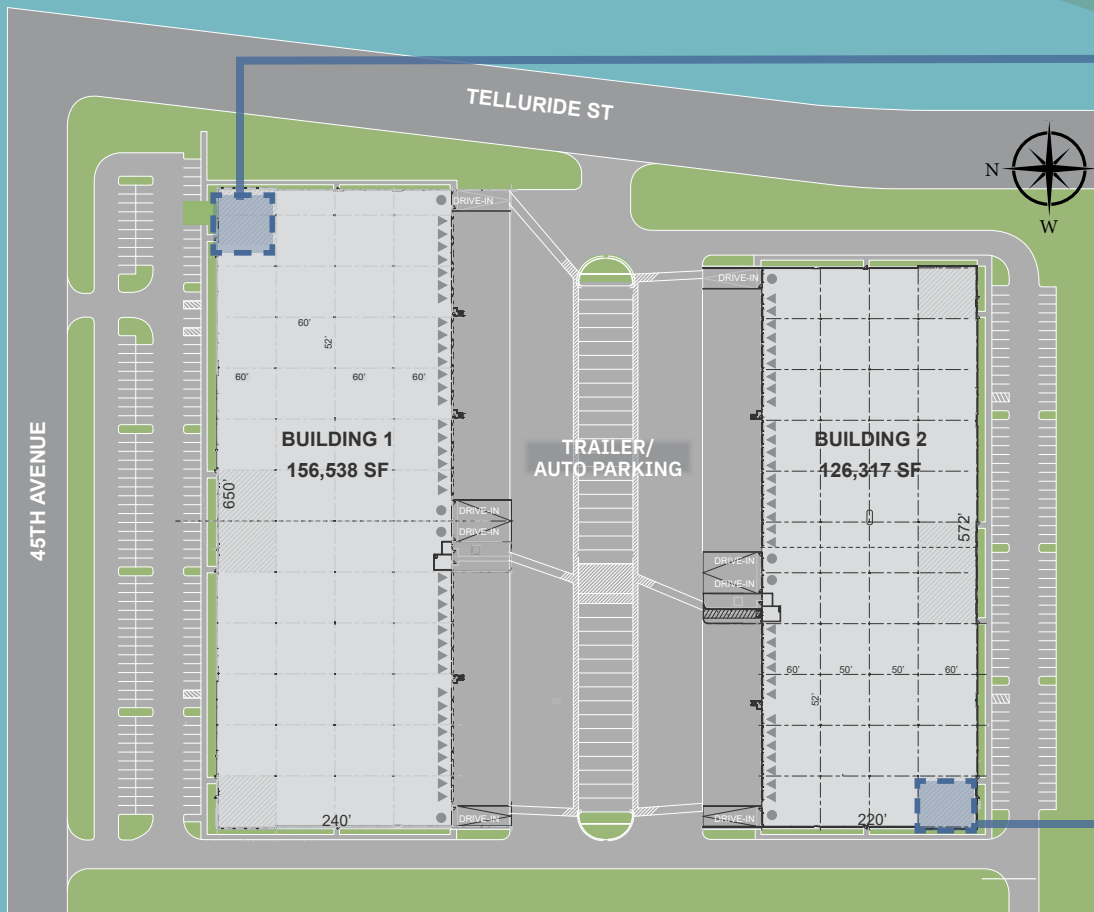


BUILDING DIMENSIONS

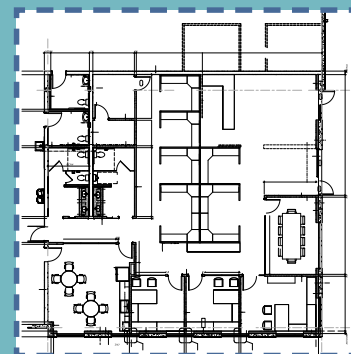
BUILDING 1 17688 E 45th Ave



BUILDING 2 4399 N Telluride St



Building 1 Office:
3,527 SF



Building 2 Office:
3,522 SF