



Colliers

INDUSTRIAL SPACE
FOR LEASE

I-70/270 Business Center

DENVER, CO

LOCATED IN DENVER ENTERPRISE ZONE



I-70/270 Business Center is an 8-building multi-tenant industrial complex located in the Northeast Denver submarket. The property is located along the I-70 industrial corridor between downtown Denver and the Denver International Airport. Surrounding amenities include the exciting Stapleton residential and retail redevelopment along with Dick's Sporting Goods Park, which is home to the Colorado Rapids professional soccer team. Also, access to the Denver International Airport is convenient due to the properties' close proximity to Peña Boulevard via I-70.



TIM SHAY
303 283 4594
tim.shay@colliers.com

T.J. SMITH, SIOR
303 283 4576
tj.smith@colliers.com

Accelerating success.



DOWNTOWN DENVER



Smith Road



Quebec Street



PROPERTY OVERVIEW

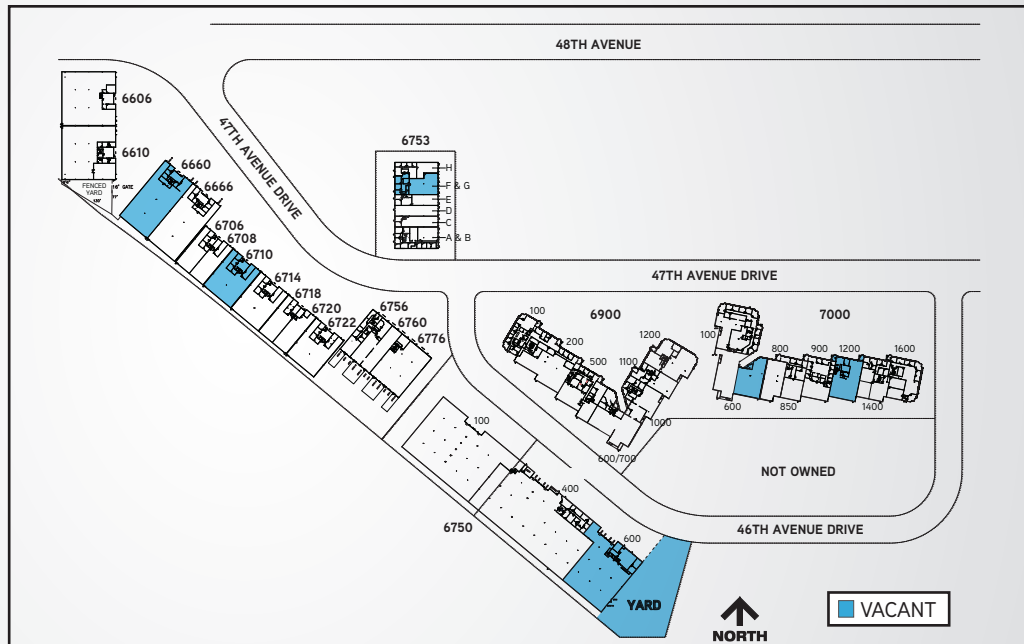
- Site Size: 17.7 Acres
- Rentable Area: 314,078 SF
- City/County: Denver
- Zoning: I-B, Light Industrial
- Parking: 1.09-2.15:1,000
- Ceiling Height: 14'-22'



BROKERAGE
DISCLOSURE

Contact Us

COLLIERS | DENVER
4643 South Ulster Street
Suite 1000
Denver, CO 80237
MAIN +1 303 745 5800
FAX +1 303 745 5888
www.colliers.com



Availability

BUILDING	SIZE	NNN RATE	EXPENSES	CLEAR HEIGHT	LOADING	AVAILABLE
6660	12,800 SF	\$9.95/SF	\$4.98/SF	19'-3"	2 Drive-Ins 2 Dock High	November 1, 2026
6710	8,000 SF	\$9.50/SF	\$4.48/SF	14'	1 Drive-In 1 Dock High	September 1, 2026
6750-600	17,870 SF	\$9.95/SF	\$5.00/SF	22'	1 Drive-In 4 Dock High	Immediately
6753-F	4,444 SF	\$9.95/SF	\$7.24/SF	12'	2 Drive-Ins	Immediately
7000-600E	4,714 SF	\$8.50/SF	\$6.34/SF	14'	Double Loading Door	Immediately
7000-1200	5,723 SF	\$9.50/SF	\$6.34/SF	14'	1 Drive-In	Immediately

This communication has been prepared by Colliers Denver for advertising and/or general information only. Colliers Denver makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers Denver excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers Denver and/or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.