

# For Sublease

Industrial space

**Space Available**  
**20,632 SF**

Denver Business Center, Building 2  
11100 East 55th Avenue, Suite D  
Denver, CO 80239

#### Property highlights

- End-Cap Unit
- New LED Lighting in Warehouse & Office Areas
- Available August 1, 2023
- Term through February 28, 2027 (Direct Deal for Longer Term Available with Landlord)
- Oversized Drive-In Loading
- Secured Storage Area
- Finished Office Area 3,200 SF (approx.)

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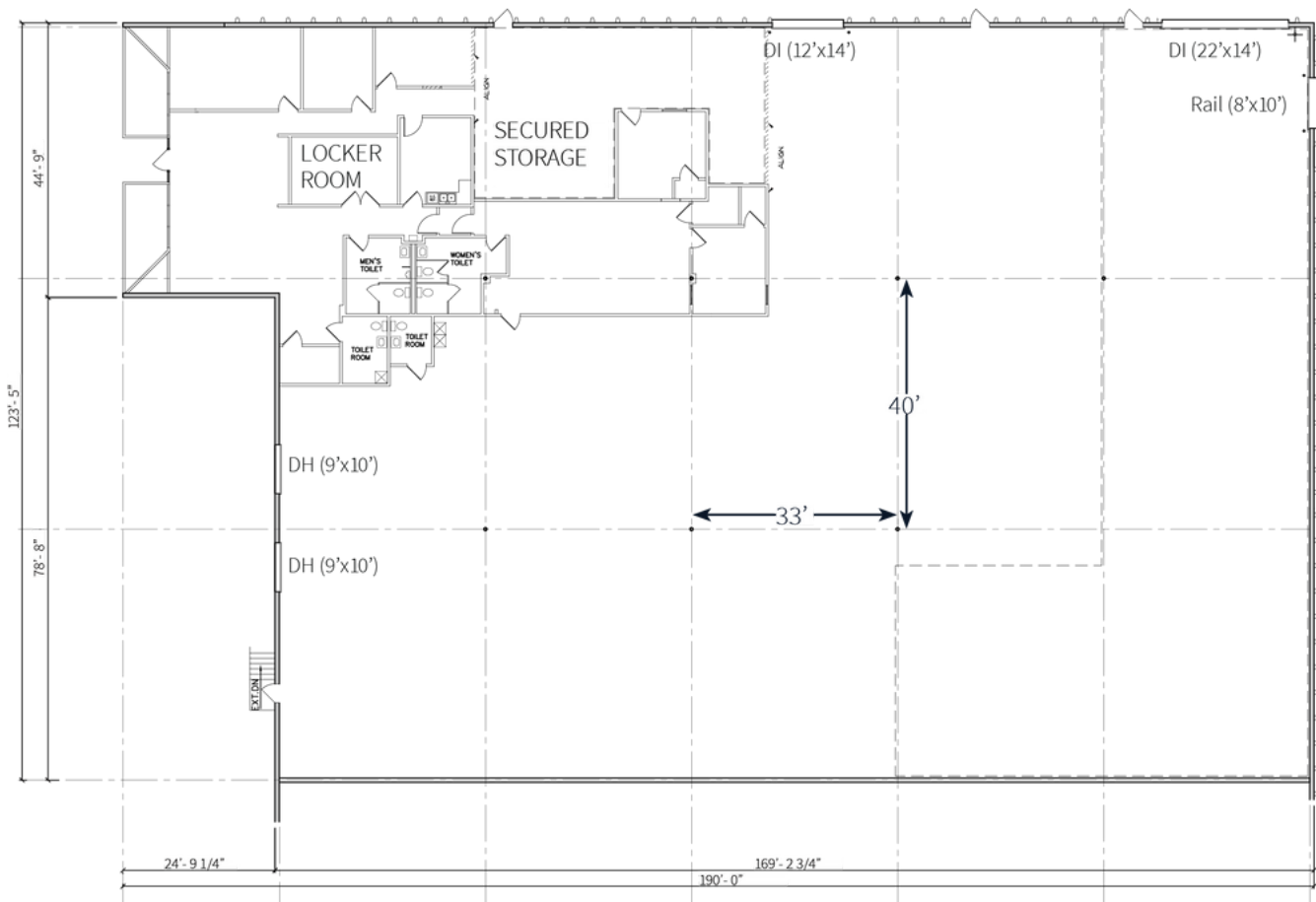
[jll.com](https://www.jll.com)

Jones Lang LaSalle Brokerage, Inc.



## Space details

- Clear Height: 22'
- Column Spacing: 40' X 33'
- Sprinklered: Wet Sprinkler System
- Zoning: I-1, Denver County
- Parking: 39 spaces
- Power: 208 & 480 Volt
- DH Loading: Two (2) DH (9' X 10'),  
One (1) with dock leveler
- DI Loading: One (1) (22' X 14') and  
One (1) (12' X 14')



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