

12055 E 49th Avenue Unit C Denver, CO

Stapleton East industrial park features easy access to I-70, visibility off of Peoria Street, front park/rear load and mature landscaping.

# Highlights

Available: Immediately

Available SF: 2,850
Office SF: 1,195
Warehouse SF: 1,655

Base Rent: \$10.75/SF NNN

2025 CAM: \$5.36/SF Monthly Rent: \$3,826.13

Number of Docks: None

Drive In: One (1) 12'x12'

Clear Height: 18'0"
Sprinklered: No

Power: 3 phase

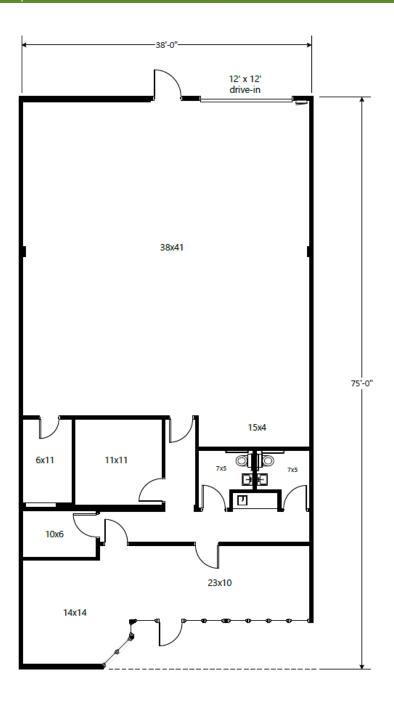


# Stapleton East

12055 E 49th Avenue, Unit C, Denver,

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## Space Plan



<u>Unit C</u> 2,850 SF

#### **Broker Contact**

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### Owner Contact

#### John Strabel

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