

9,918 SF FOR LEASE



## 5855 Stapleton Drive North, Unit A-135 Denver, CO

I-70 Business Center is a 126,516 SF modern distribution project which offers excellent access via Stapleton Drive North to I-70. Features skylights, dock levelers, load lights and modern office finish. Freeway visibility.

### Highlights

Available:	Immediately
Available SF:	9,918 SF total
Office SF:	3,450 SF
Warehouse SF:	6,468 SF
Base Rent:	\$9.75/SF NNN
2024 CAM:	\$4.83/SF
Monthly Rent:	\$12,050.37
Drive Ins:	Three (3); 12' x 14'
Sprinklered:	Yes
Clear Height:	18' 0"
Power:	To be verified



