



FOR LEASE | INDUSTRIAL BUILDING

9305 E. NORTHFIELD BLVD.
DENVER, CO 80238



DETAILS:

- **SF: 10,530**
- **Office SF: +/- 3,000**
- **Zoning: I-1**
- **Electrical: 3-phase, 200 amp, 208 volt (to be electrician verified)**
- **Loading: 2 dock high, 1 drive-in (9' x 14')**
- **Clear height: 24'**
- **Sprinklers: Dry System**
- **Lease rate: \$12.75/SF nnn**

PROPERTY OVERVIEW:

- **Signage Available**
- **Built in 2006**
- **16 Surface Parking Spaces**
- **Fenced Yard**
- **Close to I-70**



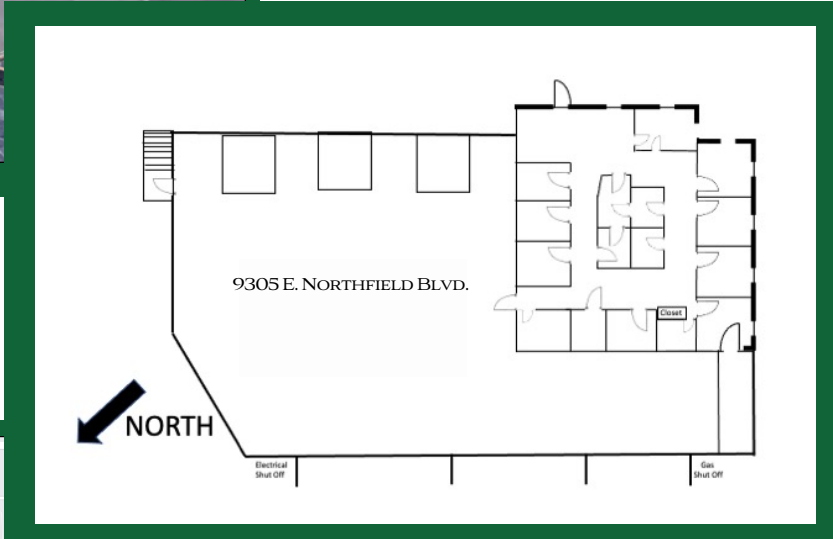
CLAIRE HERTEL
BROKER ASSOCIATE

CLAIRE@PANORAMACOMMERCIALGROUP.COM
OFFICE: 303.506.2918

Investment Sales | Leasing | Property Management
5500 E. Yale Ave. Ste. 200

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