

# 12770 East 39th Avenue – For Lease

41,152 sf

\$5.25/SF Net-Lease

Gruber Commercial Real Estate Services 9055 East Jewell Circle Denver, CO 80231 P 303 668 6300 F 720 747 4161



UP Rail  
24' Clear  
ESFR Sprinkler

## Warehouse Facility



Potential YardArea

- ESFR sprinkler
- Lowest CAMS in market
- 24' Clear

Location	12770 East 39th Avenue Denver, CO 80239
Available SF	41,152 sf
Office	1,323sf Adjacent (see floor plan)
Loading	7 Dock-high
Clear Height	24' Minimum
Power	800 Amp, 208 V (to be verified)
Heat/Air	Gas-forced Heat
Year Built	1971
Zoning	I-B
County	Denver
CAMS	\$1.21/SF
Sprinklered	ESFR and smoke vents
Submarket	Airport/Montbello
Access	I-70/Peoria

**Gruber**

Commercial Real Estate Services

# 12770 East 39th Avenue – For Lease

41,152 sf

\$5.25/SF Net-Lease

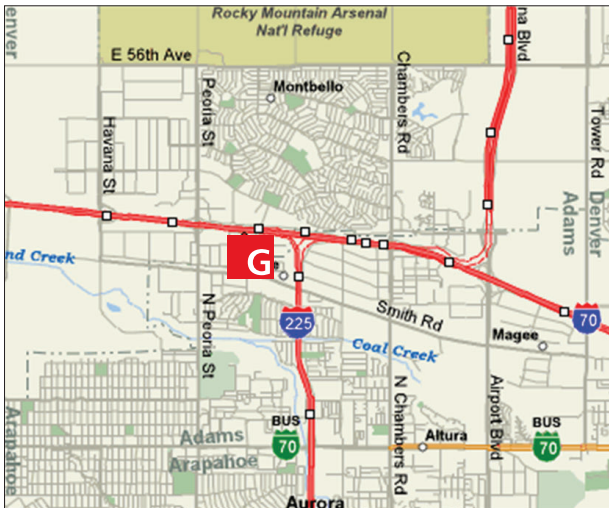
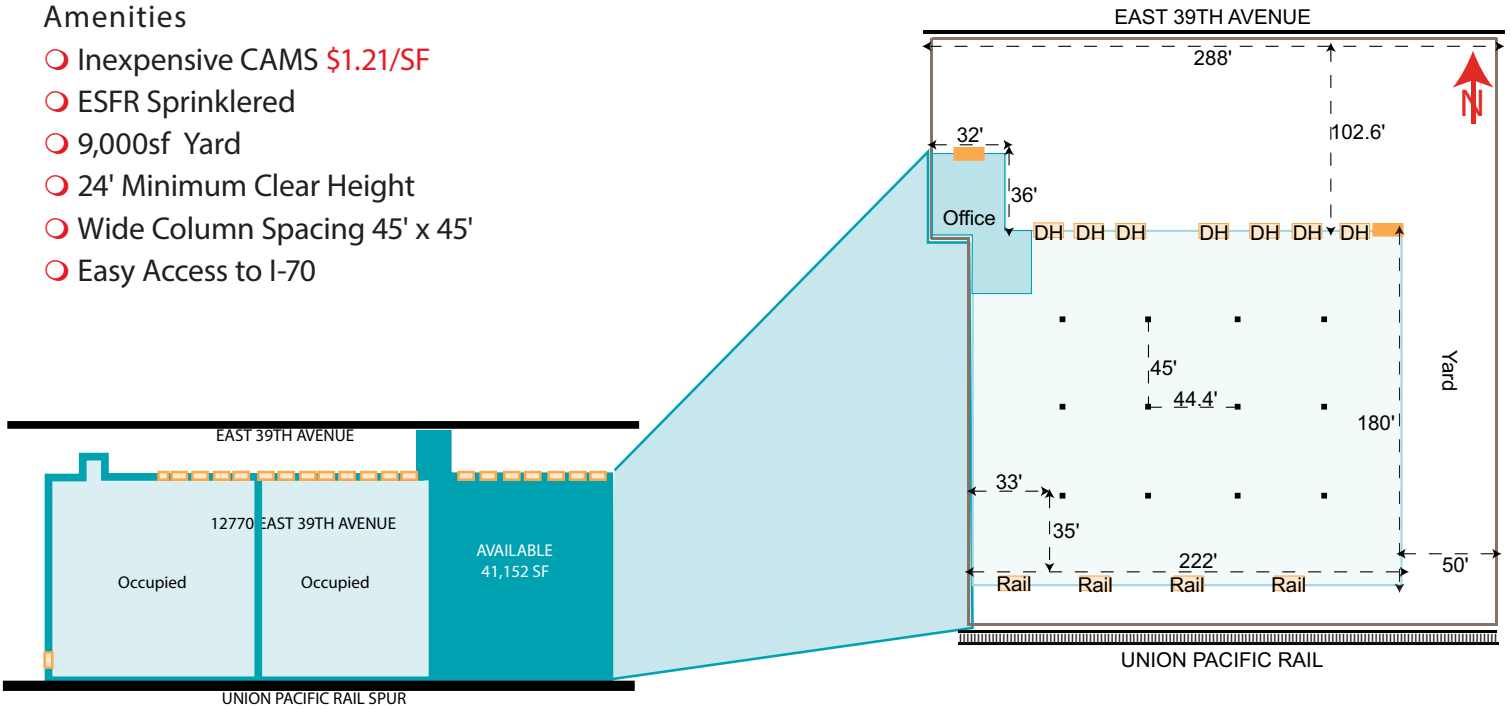
Gruber Commercial Real Estate Services 9055 East Jewell Circle Denver, CO 80231 P 303 668 6300 F 720 747 4161

## Warehouse Facility

\$5.25/sf NNN Lease

### Amenities

- Inexpensive CAMS **\$1.21/SF**
- ESFR Sprinklered
- 9,000sf Yard
- 24' Minimum Clear Height
- Wide Column Spacing 45' x 45'
- Easy Access to I-70



For additional information on this property please contact broker:

Jim Gruber  
303 668 6300  
jim@grubercommercial.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Gruber Commercial Real Estate Services.

**Gruber**