



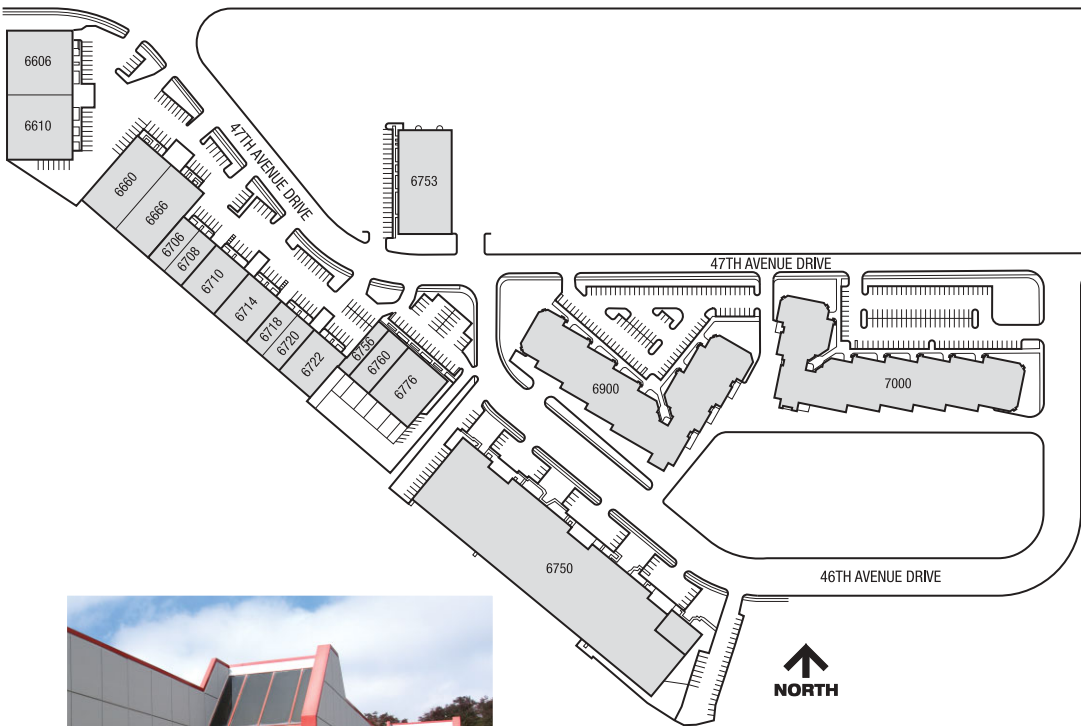
I-70/270[®] businessCENTER

6606-6776 E. 7th Avenue
6750 E. 46th Avenue Drive
Denver, CO 80216

314,078 Sq. Ft.

Industrial

48TH AVENUE DRIVE



Key Features:

- Eight multi-tenant industrial buildings totaling 313,931 s.f. on 17.7 acres near the thriving Stapleton redevelopment area
- Light industrial I-2 Zoning
- Concrete tilt-up slab, concrete tilt-up high cube distribution, and tilt-up concrete and masonry office/showroom/warehouse
- 400-1,200A, 200/480V, 3-Phase (capacity varies by location)
- Prominent sign identity
- Attractively landscaped greenbelts
- Distinctive design enhances corporate identity
- Abundant parking, close to building entries
- Prime access (I-70, I-270, I-25, I-225, I-76, & E-470)
- Adjacent hotels, restaurants and retail convenience
- Local ownership
- Responsive, professional management

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