

## **Building Information**

- > Space Available:
- > Lease Rate:
- > Comments:

3.1 Acres (Land)

## Negotiable

- Ability to accommodate a single story building totaling approximately 35,250 SF
- 24' clear ceiling height
- Up to 13 loading doors possible
- ESFR
- Skylights throughout warehouse space
- Floor-to-ceiling glazing at office locations
- 2.2:1,000 SF parking ratio
- Possible to lease excess parking or yard

## Highlights

- Highly visible and accessible at the confluence I-25, US-36, and I-76
- Responsive, professional management
- > BTS office

For more information please visit: www.clearcreekleasina.com

T.J. SMITH, SIOR 303 283 4576 tj.smith@colliers.com MATT KEYERLEBER 720 284 7100 matt.keyerleber@colliers.com

Accelerating success.

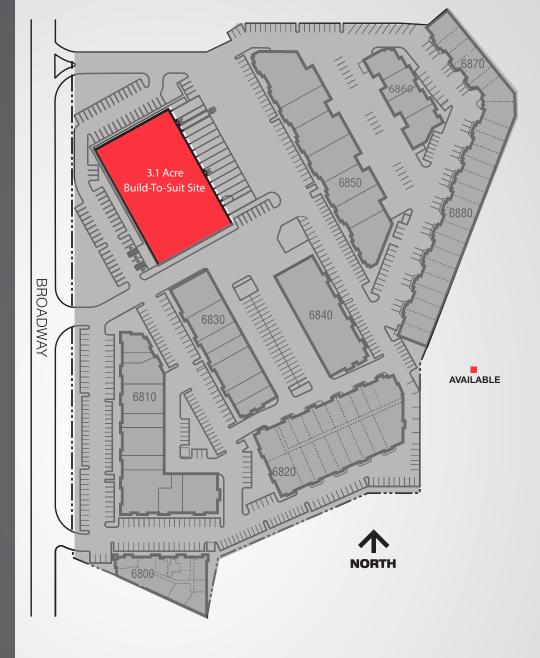
Clear Creek Business Park 6800-6880 N. Broadway Denver, CO 80221

## Contact Us

COLLIERS | DENVER 4643 South Ulster Street Suite 1000 Denver, CO 80237 MAIN +1 303 745 5800 FAX +1 303 745 5888

www.colliers.com







BROKERAGE DISCLOSURE