



2300 E. 76th Avenue, Denver, CO 80229

**Undisclosed**

**Welby Business Park**

Industrial | 2 spaces available | 4,946 sq. ft. - 6,130 sq. ft.

**Building Details**

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Property Type	Industrial
Subtype	Warehouse, Distribution, Warehouse/Distribution
Tenancy	Multiple
Total Building SQFT	30,000
Minimum Divisible SQFT	4,946
Max Contiguous SQFT	6,130
Lot Size (acres)	2.52
Class	A
Year Built	2019
Ceiling Height	24'
Loading Docks	2
Total Parking Spaces	1.86/1,000
Drive Ins	2
Power	200 Amps, 277/480 Volt Power
Zoning	I-1
County	Adams County

**Building Description**

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Industrial Space for Lease

**Building Highlights**

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- 24' Clear Height
- ESFR Sprinkler System
- 1.48/1,000 SF of Parking

**Building Location (1 Location)**

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**Unit 300 Details**

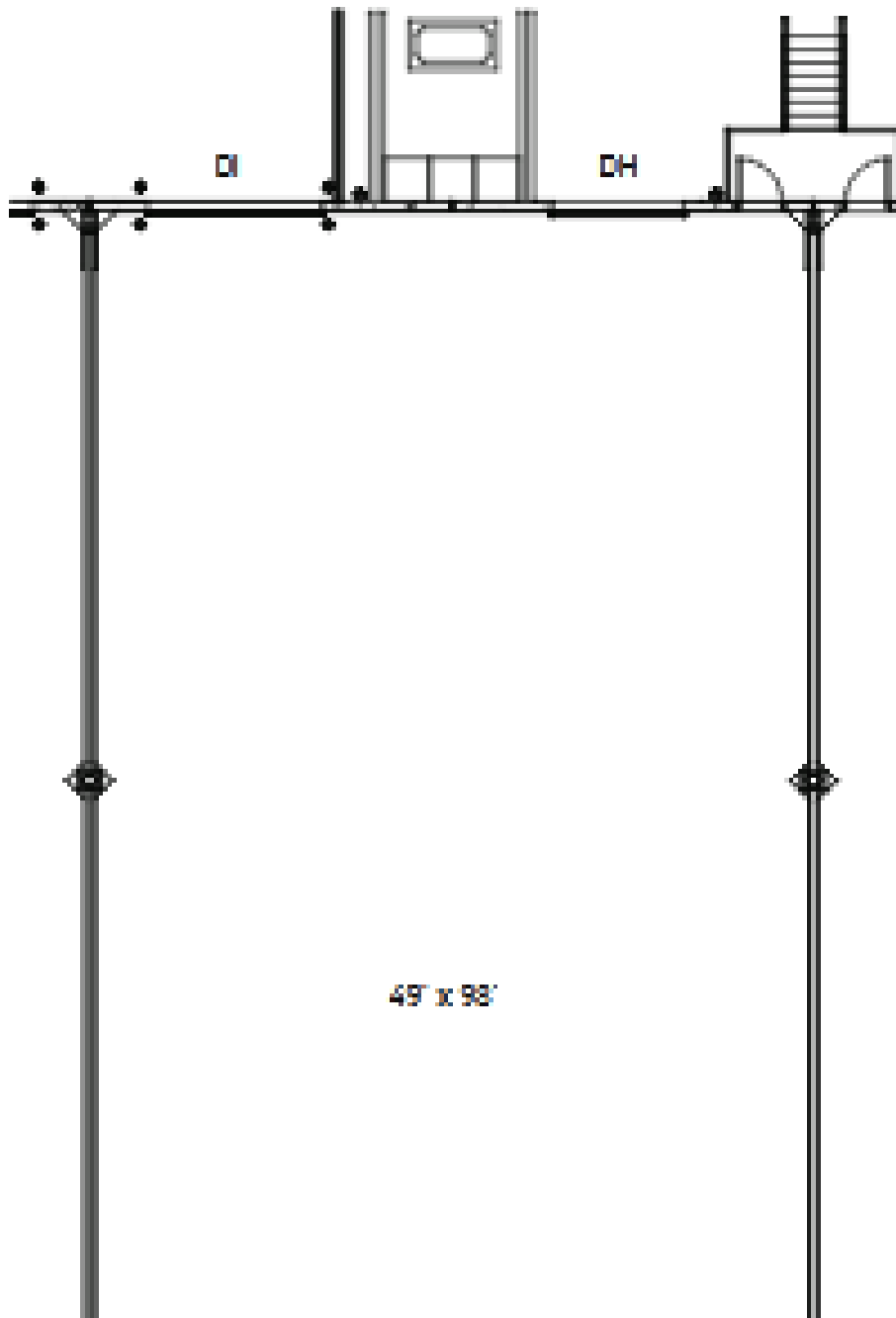
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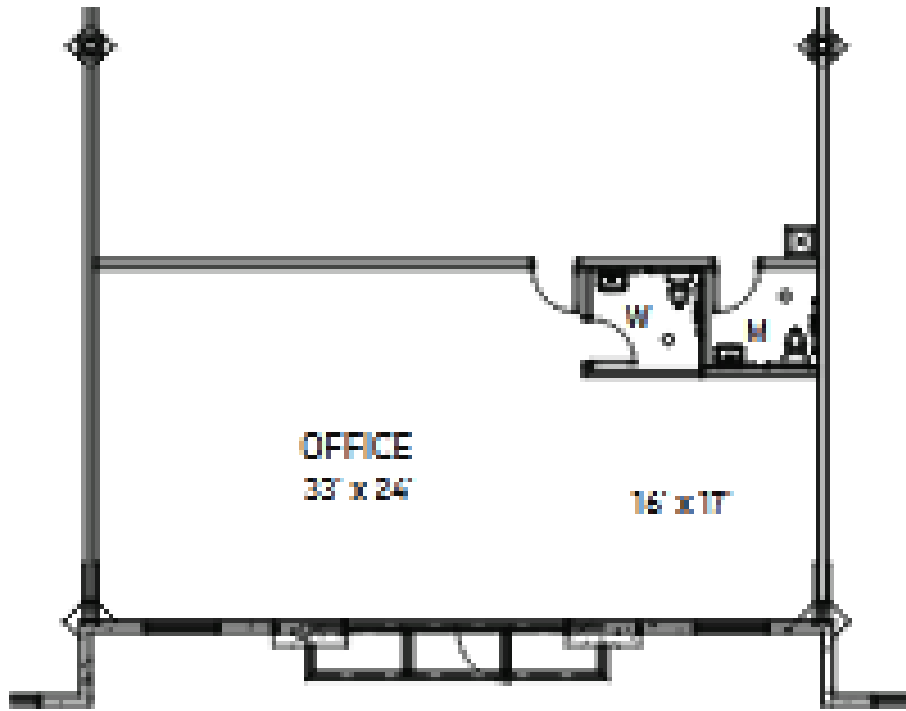
Lease Type	NNN
Space/Unit	Unit 300
Use	Industrial
Size	6031 Sq Ft
Lease term	Negotiable

Unit 300 Floorplan

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**UNIT 300 // 6,031 SF**



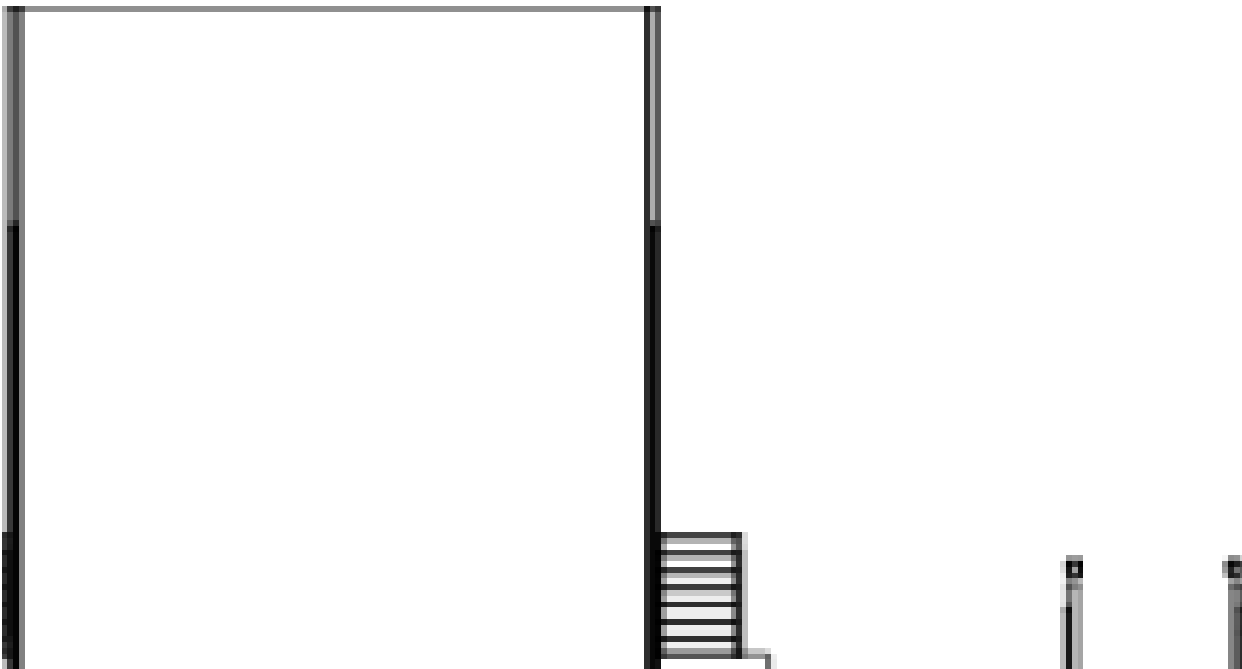


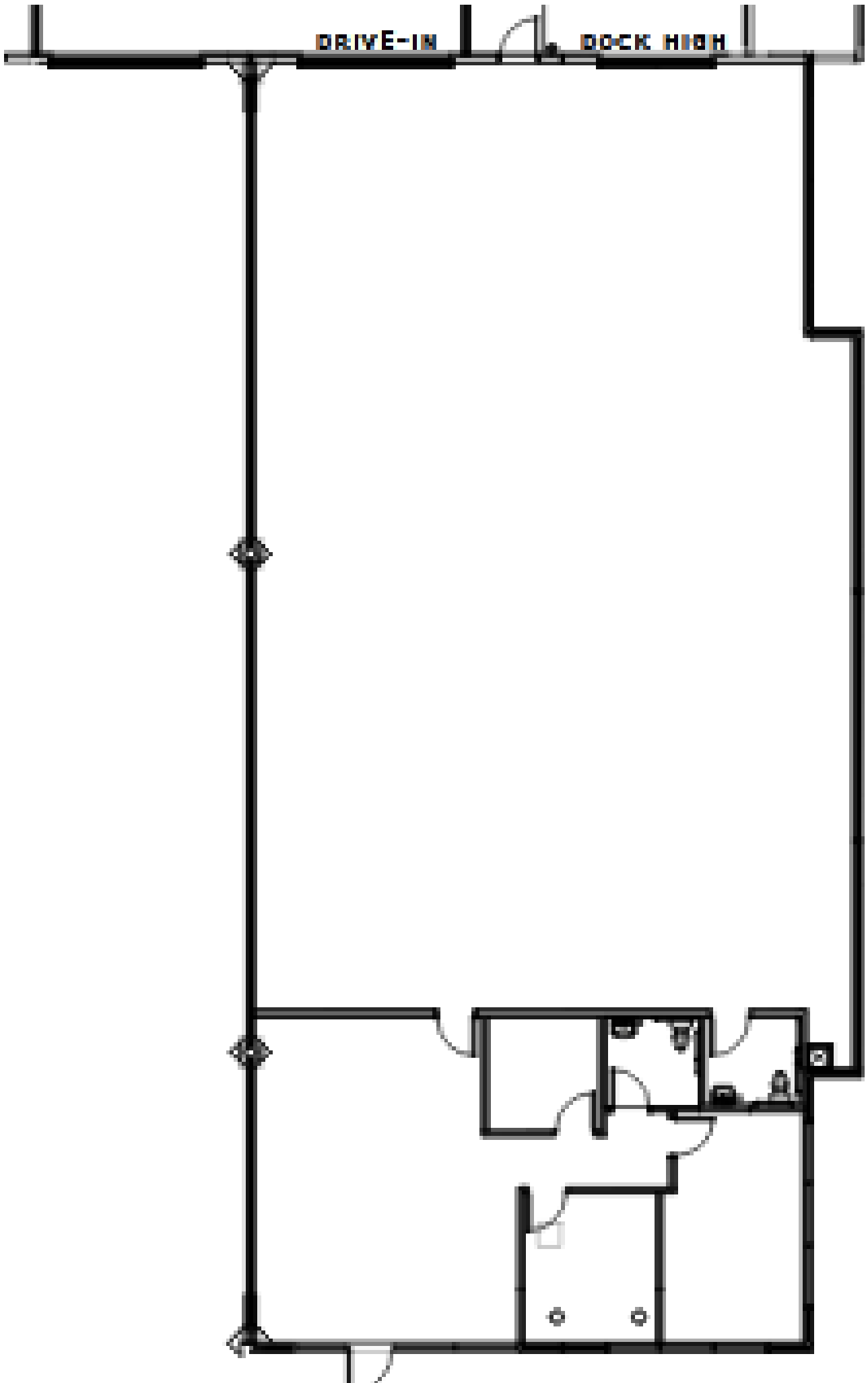
Unit 500 Details

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Lease Type	NNN
Space/Unit	Unit 500
Use	Industrial
Size	4946 Sq Ft
Lease term	Negotiable

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Building Photos (6 photos)

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