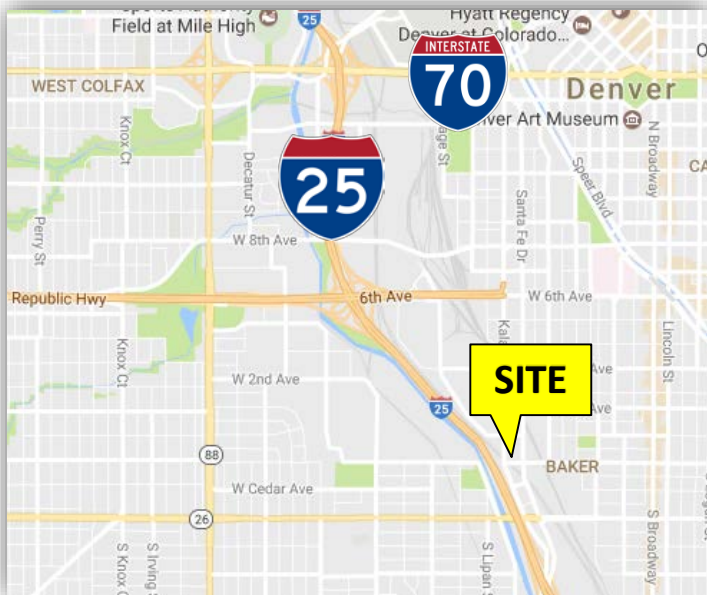


PROPOSED REDEVELOPMENT

Infill Distribution Facility
Up to 46 Docks & Trailer
Parking - 50,000 – 212,000 SF



50 S. Kalamath Street | Denver, CO 80223



Total SF :	212,000 SF
Available SF:	50,000 – 212,000 SF
Office SF:	11,680 SF
Ceiling Clearance:	16' – 34'
Power:	480v 3p (to be verified by an electrician)
Sprinklered:	Yes
Loading:	46 dock high (11 covered) 8 drive-in
YOC:	1960
Zoning:	I-A
Acres:	7.30
Taxes:	\$69,568
Lease Rate:	\$7.00 - \$8.00/SF NNN



LOCAL EXPERTS. INDUSTRIAL STRENGTH.

RINGSBY REALTY CORPORATION
1336 Glenarm Place | Suite 200 | Denver, CO 80204
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FINAL MILE AT KALAMATH

PRIME I-25 LOCATION | DENVER, CO

FOR LEASE

Infill Distribution Facility

Up to 46 Docks & Trailer Parking

Existing



Existing

Redevelopment

	Existing	Redevelopment
SF	212,000	168,440
Office	11,680	11,680
Dock High Doors	30	46
Drive-in doors	8	6
Excess Parking	1.3 + Acres	2.3+ Acres
Clear Height	16' - 34'	16' - 34'

Redevelopment



SPECIAL FEATURES:

- I-25 visibility
- Building sits on an entire city block
- Prime Denver location
- Mezzanine office
- Enterprise zone
- 50 + parking spaces + street parking on Kalamath
- Easy access to I-25

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