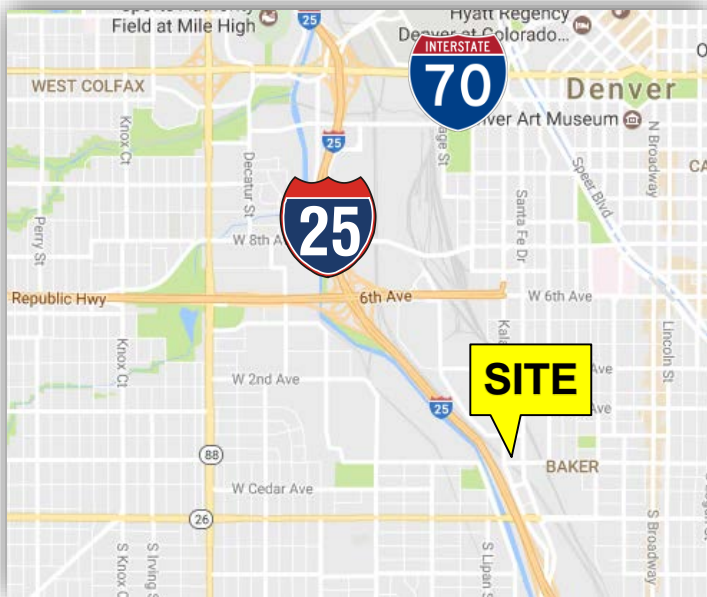


PROPOSED REDEVELOPMENT

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
www.ringsbyrealty.com

Alex Ringsby, SIOR
alex@ringsbyrealty.com
(303) 892-0120

Scott Patterson
scott@ringsbyrealty.com
(303) 892-0121

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

LOCAL EXPERTS. INDUSTRIAL STRENGTH.

RINGSBY REALTY CORPORATION
1336 Glenarm Place | Suite 200 | Denver, CO 80204
www.ringsbyrealty.com

Alex Ringsby, SIOR
alex@ringsbyrealty.com
(303) 892-0120

Scott Patterson
scott@ringsbyrealty.com
(303) 892-0121

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

