



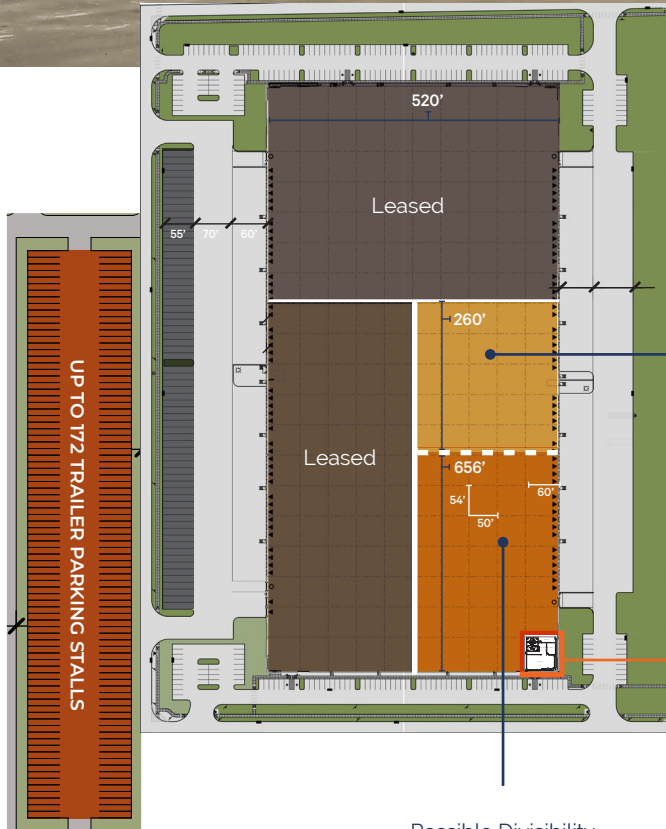
# HIGH POINT

• INDUSTRIAL ELEVATED •

6225 N. DENALI ST. AURORA, CO 80019

## BUILDING 1 SPECS

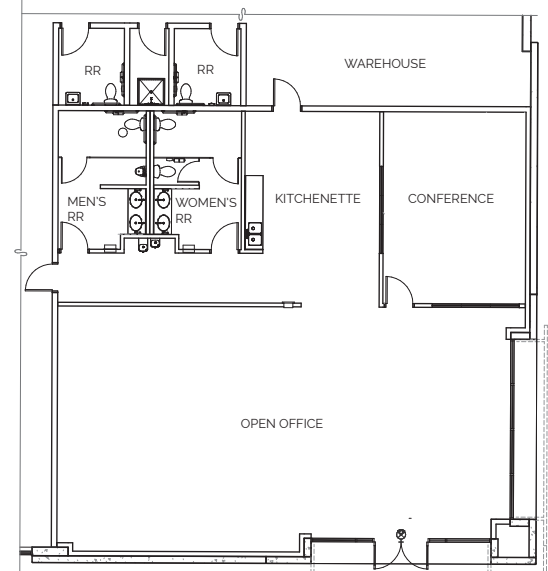
Building Size:	±540,685 SF
Total Available:	±170,641 SF
Divisible:	±70,100 SF
Office:	2,720 SF Spec Suite
Clear Height:	36'
Column Spacing:	50' X 54'
Loading:	31 Dock-high, 1 Drive-in
Speed Bay:	60'
Parking:	0.50:1,000 SF
Trailer Parking:	Up to 172
Power:	800A, 277/480V, 3PH (Expandable to 3,000A)
Sprinklers:	ESFR
Operating Expenses:	\$5.87/SF (2024 Estimate)
Lease Rate:	To quote



Possible Divisibility  
70,100 SF

Possible Divisibility  
100,541 SF

Spec office and warehouse  
improvements complete



2,720 SF Spec Office Suite







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