



HIGH POINT

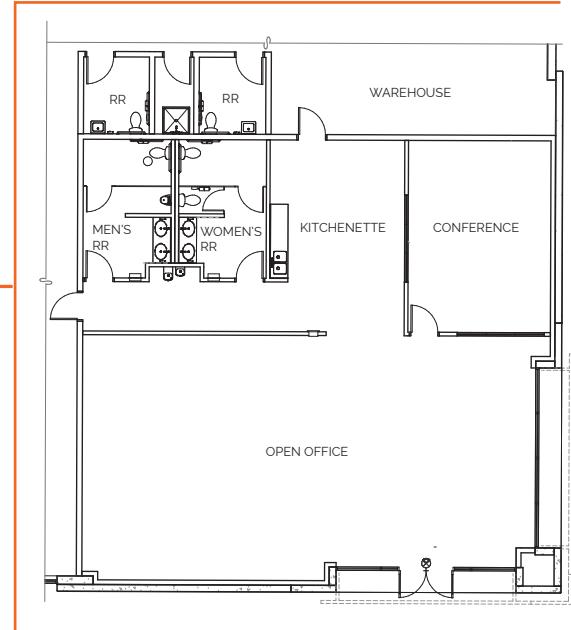
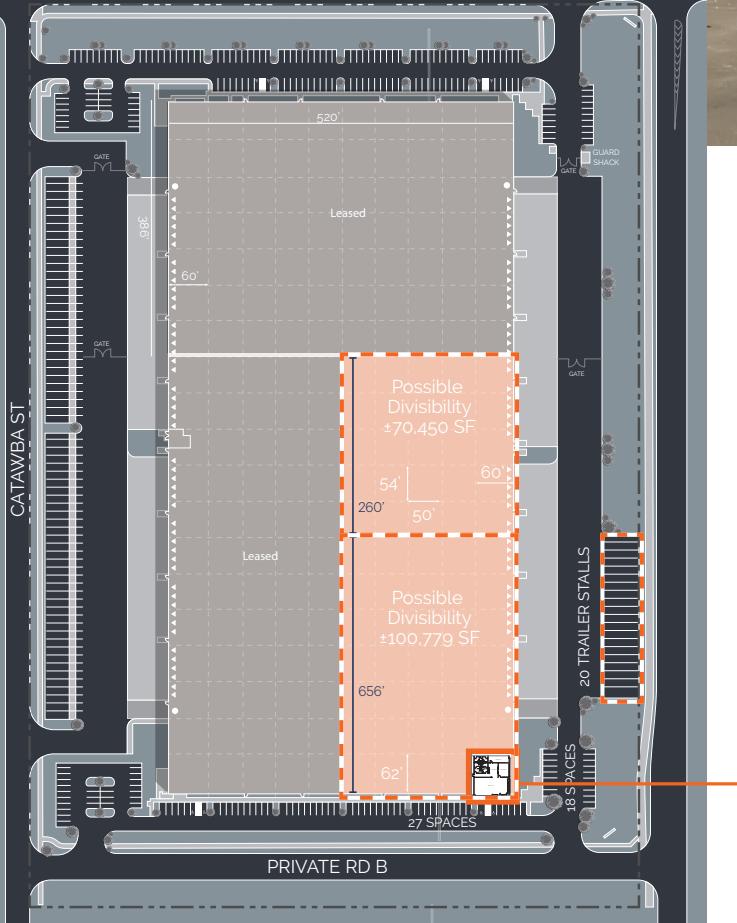
• INDUSTRIAL ELEVATED •

6225 N. DENALI ST. AURORA, CO 80019

BUILDING 1 SPECS

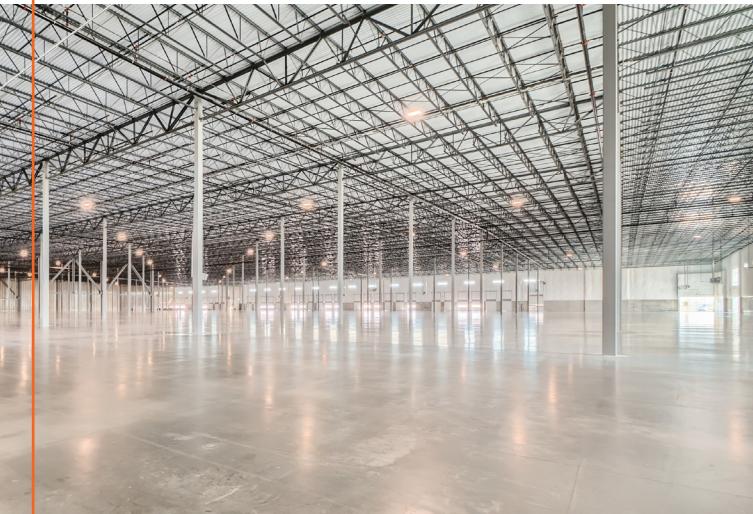


| | |
|---------------------|---|
| Building Size: | ±541,985 SF |
| Total Available: | ±171,229 SF |
| Divisible: | ±70,450 SF & ±100,779 SF Options |
| Office: | 2,720 SF Spec Suite |
| Clear Height: | 36' |
| Column Spacing: | 50' X 54' |
| Loading: | 31 Dock-high, 1 Drive-in |
| Speed Bay: | 60' |
| Car Parking: | 0.50:1,000 SF |
| Trailer Parking: | 20 Stalls |
| Power: | 800A, 277/480V, 3PH (Expandable to 3,000A) |
| Sprinklers: | ESFR |
| Operating Expenses: | \$5.88 (2025 Estimate) |
| Lease Rate: | To quote |



2,720 SF Spec Office Suite





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