



# Denver Cold Logistics Center

For Lease | 4475 East 50th Ave. | Denver, CO

*170,071 SF Freezer & Cooler Storage  
Available Immediately*

## Contact Us:

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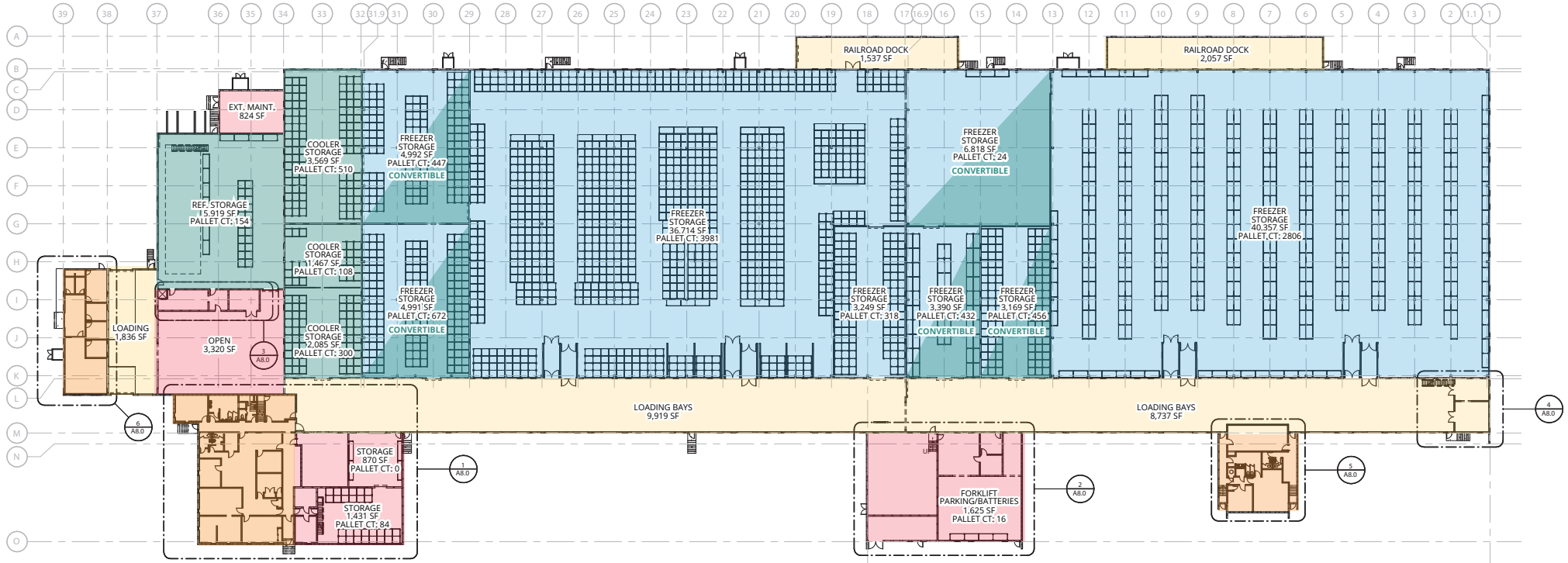
## Freezer & Cooler Storage Facility



Available SF	25,000 SF - 170,071 SF
Freezer SF	±103,680 SF
Cooler SF	±13,040 SF
Dock/Staging SF	±22,250 SF
Office SF	±7,386 SF (3 pods)
Maint/Misc. SF	±23,715 SF
Ceiling Heights	22' - 27'
Dock Doors	28 dock-high doors w/levelers 4 rail doors 1 drive-in door
Temperatures	-10° F freezer to 35° F cooler
Pallet Positions	±10,308; room for additional racking
Refrigeration System	Ammonia; expertly maintained by previous tenant
Floor Heat	Passive Air Circulation
Lighting	LED motion sensors
Rail Access	BNSF
Auto Parking	81 stalls
Renovations	Roof enhancements, new refrigeration control system, upgraded electrical system, upgraded fire/life safety alarms, exterior painting, office renovations, and site improvements

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## Floor Plan

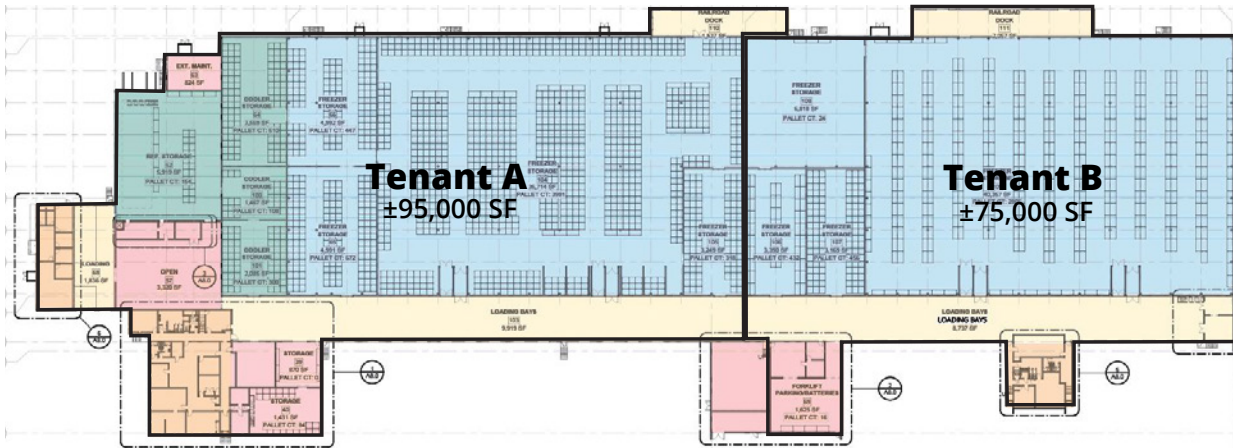


Legend	Type	SF
	Freezer	±80,320
	Cooler	±12,990
	Convertible	±23,360
	Dock/Staging	±22,250
	Office	±7,386
	Maint/Misc.	±23,715

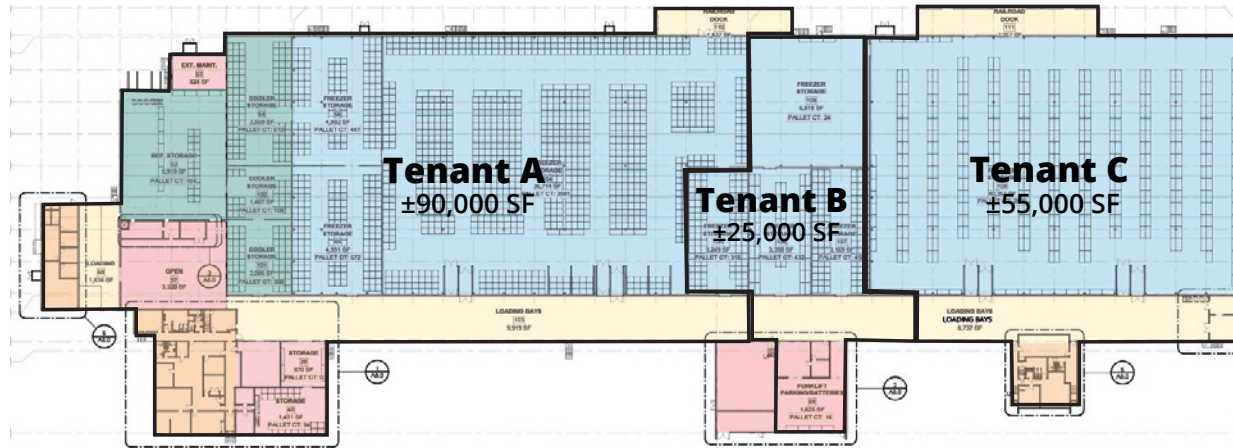
\*SF's are not exact and subject to change



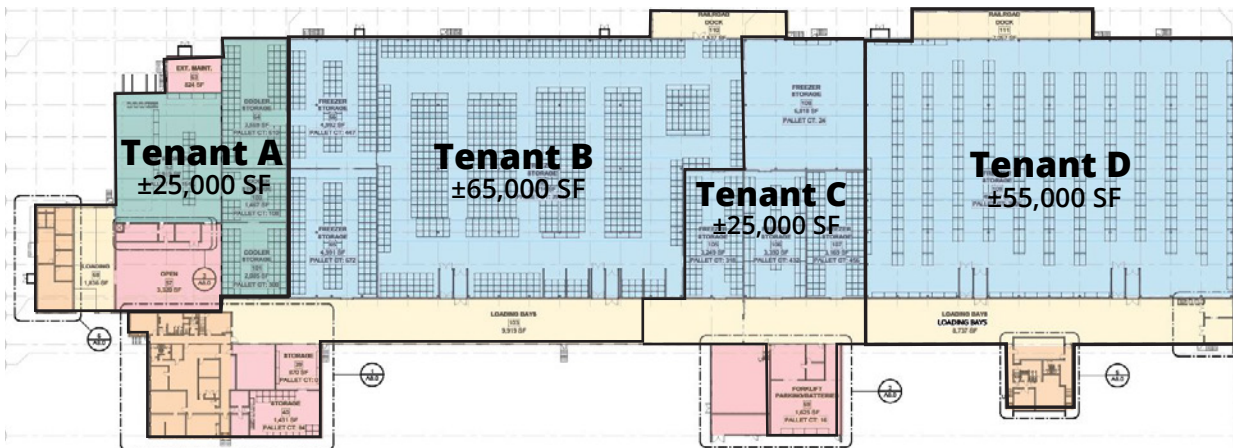
## Two-Tenant Layout



## Three-Tenant Layout



## Four-Tenant Layout



# Demising Scenarios

Flexible layout allows for opportunity to accommodate various size and used requirement.

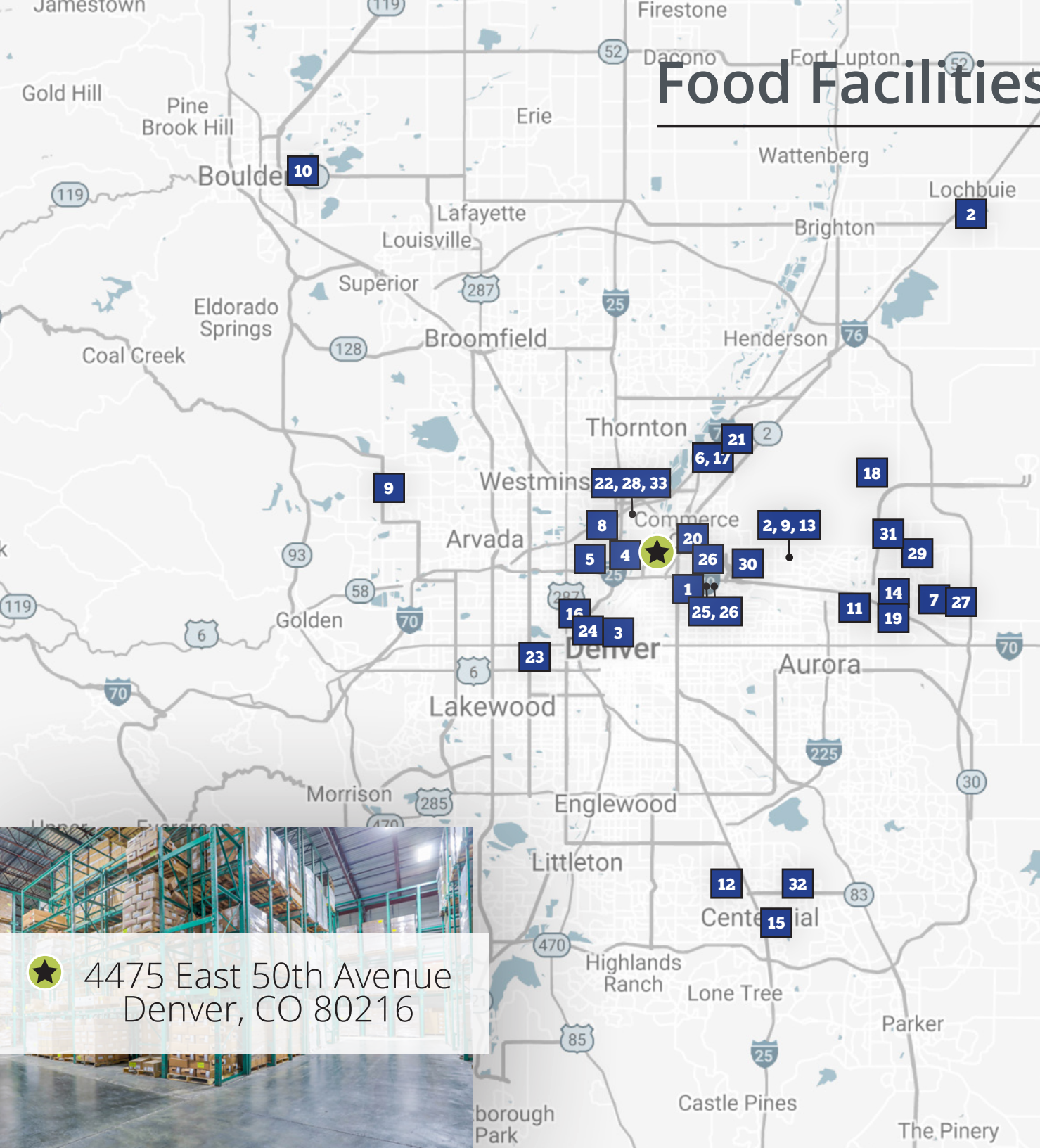
Size ranging from ± 25,000 SF to ±170,071 SF



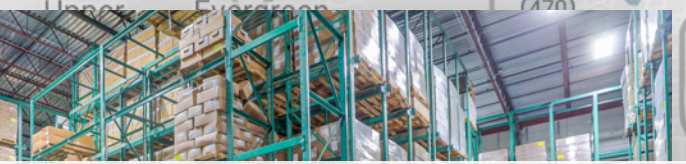
*The plans shown are conceptual and shown SF's are estimates*



# Food Facilities Footprint



- |   |  |
|---|--|
| 1  Albertsons<br><small>You're in for something fresh.</small>          | 18  McLANE   |
| 2  AMERICAN   | 19  Mondelēz International                                 |
| 3  ConAgra Foods  | 20  OLI  |
| 4  CUSTOM MADE Meals  | 21  PERFORMANCE FOODSERVICE                                |
| 5  Dawn   | 22  Planterra FOODS  |
| 6  DPI Specialty Foods<br><small>Bringing the Best to Market</small>    | 23  READY FOODS<br><small>Home of Marco's Products</small> |
| 7  Fresca Foods   | 24  Reddylife  |
| 8  FRESHPACK  | 25  SCHWAN   |
| 9  GREEN CHEF   | 26  SEATTLE FISH COMPANY                                   |
| 10  GREEN CHEF  | 27  Shamrock Foods   |
| 11  HARVEST FOOD DISTRIBUTORS<br><small>A Harvest Group Company</small> | 28  Smithfield   |
| 12  Hormel Foods  | 29  SPROUTS FARMERS MARKET                                 |
| 13  interstate warehousing<br><small>A Transworld Group Company</small> | 30  Sysco  |
| 14  KeHE  | 31  UNFI<br><small>BETTER FOOD. BETTER FUTURE.</small>     |
| 15  Kellogg's   | 32  US FOODS   |
| 16  Leprino Foods   | 33  VISTAR   |
| 17  Lineage   |  |



★ 4475 East 50th Avenue  
Denver, CO 80216



# Major Capital Improvements Underway

Available immediately, this hard-to-find cold storage facility is undergoing a complete transformation. New owner, Karis Cold Storage, is investing in the building to modernize the system and amenities. Renovations include:

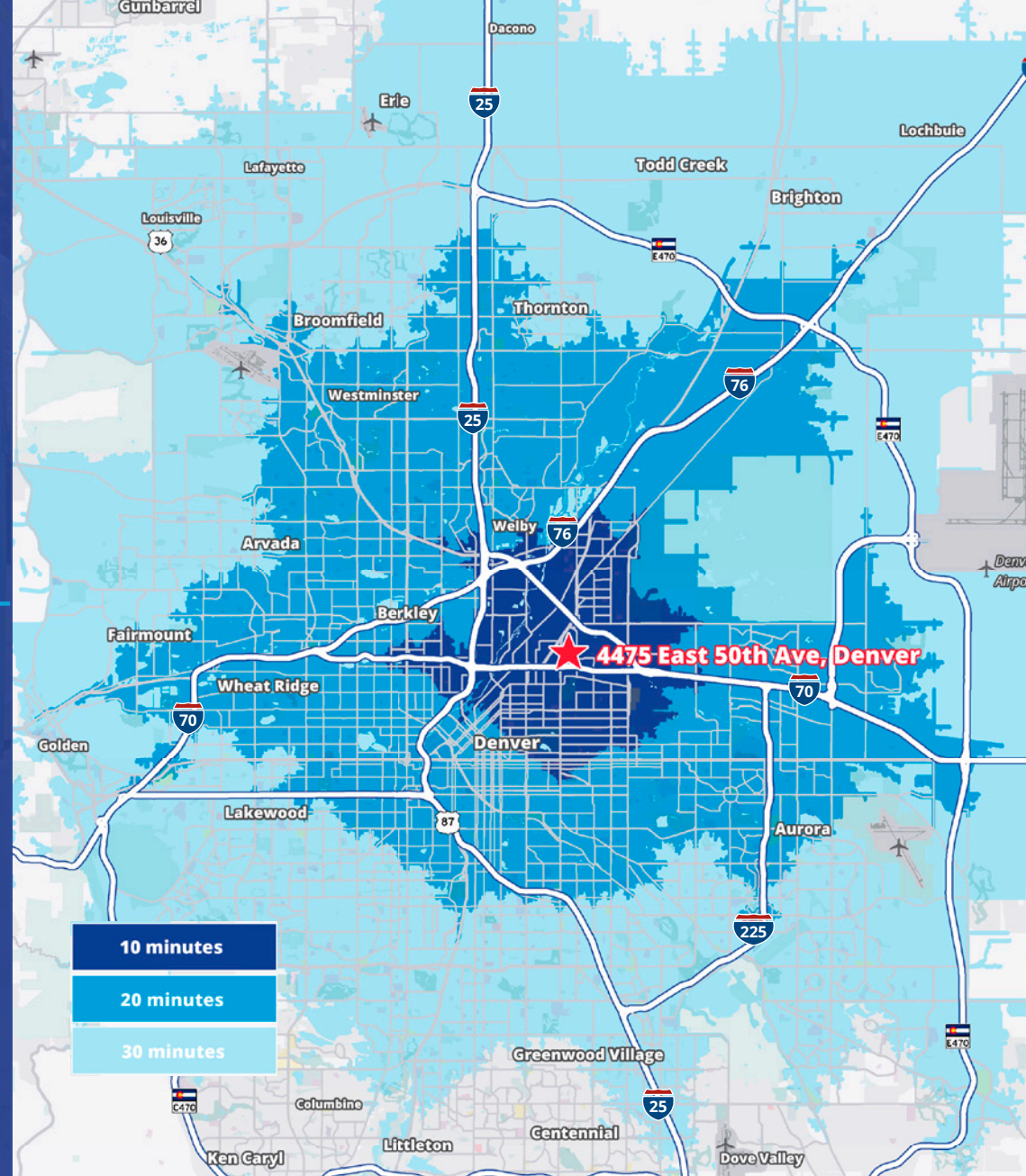
- upgrade of refrigeration system
- roof enhancements
- new exterior paint
- office upgrades
- site work
- fire/life safety system updates
- upgraded electrical system

## Location, Location, Location

Central Denver location with excellent access at I-70 and Colorado Blvd

- 1.0 miles to I-70
- 1.4 miles to I-270
- 3.0 miles to I-25
- 5.2 miles to Downtown Denver
- 17 miles to Denver International Airport

This facility is ideally located in the heart of Denver off Colorado Blvd and provides immediate access to I-70, I-270 and I-25. With minimal supply of available cold storage in Denver, this building offers a tremendous speed to market advantage and cost savings as compared to new cold construction.



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