

# HEAVY INDUSTRIAL FOR LEASE

## APPOGEE ON QUINCY

34501 E. Quincy Ave. , Watkins, CO 80137



### OFFERING SUMMARY

<b>AVAILABLE BUILDING:</b>	5,506 to 29,600 SF
<b>AVAILABLE LAND:</b>	Outdoor Storage Laydown Lot
<b>LEASE RATE:</b>	\$8-\$9.50 NNN \$2.97psf OpEx
<b>ZONING:</b>	I-2

### PROPERTY OVERVIEW

Located at 34501 East Quincy Avenue, Apogee on Quincy is an Industrial park consisting of 100 acres of land with over 300k square feet of buildings

Heavy, Permissive I-2 Zoning Arapahoe County, Former Explosive Handling Facility

24 Minute Drive to Downtown Denver  
19 Minute Drive to DIA  
9 Minute Drive to E-470

### SPACES FOR LEASE

- **Building 5** - Warehouse Flex (5,506- 10,000sf, 15' pitched ceiling)
- **Building 65A** - Manufacturing/Distribution Warehouse (17,233sf, 23' ceiling height, 2 Dock Highs, 3 Shared Drive In Doors)
- **Building 65D** - Manufacturing/Distribution Warehouse + Office (26,200sf Warehouse + 2,500sf Office, 2 Drive In Doors)
- **Buildings 35A & 35B** - 15,000sf Class 1 Div 1 Industrial Hazardous Materials Facility

**KW COMMERCIAL**  
917 Auraria Pkwy  
Denver, CO 80204

**RACHEL COLOROSA**  
Director  
O: 303.539.5700  
C: 303.886.8154  
rachel.colorosa@kw.com

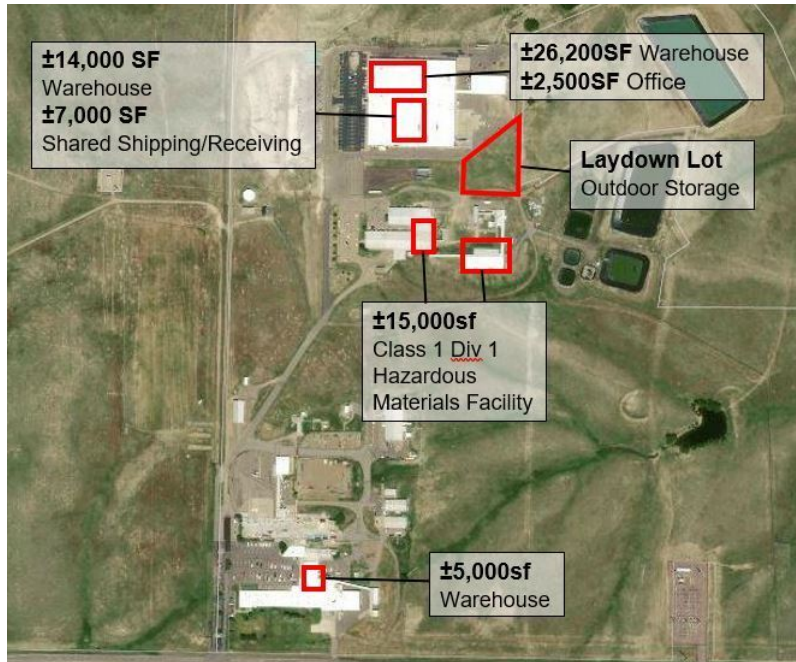
**SHERI MERANDA**  
Director  
O: 303.539.5700  
C: 303.913.5810  
sheri.meranda@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Each KW Commercial Brokerage Business is Independently Owned and Operated

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

# APPOGEE ON QUINCY

34501 E. Quincy Ave. , Watkins, CO 80137



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
Building 5	Manufacturing	\$8.00 - 9.50 SF/yr	NNN	5,000 - 10,000 SF	Negotiable
Building 65 A	Warehouse/Distribution	\$8.00 - 9.50 SF/yr	NNN	17,333 SF	Negotiable
3ac	Outdoor Storage Lot	Call Broker for Details	NNN	3 Acres	Negotiable
Building 35	Class 1 Div 1 Hazardous Materials Facility	Call Broker for Details	NNN	15,000 SF	Negotiable
Building 65 D	Warehouse/Distribution	\$8.00 - 9.50 SF/yr	NNN	29,600 SF	Negotiable

**KW COMMERCIAL**  
917 Auraria Pkwy  
Denver, CO 80204

**RACHEL COLOROSA**  
Director  
O: 303.539.5700  
C: 303.886.8154  
rachel.colorosa@kw.com

**SHERI MERANDA**  
Director  
O: 303.539.5700  
C: 303.913.5810  
sheri.meranda@kw.com

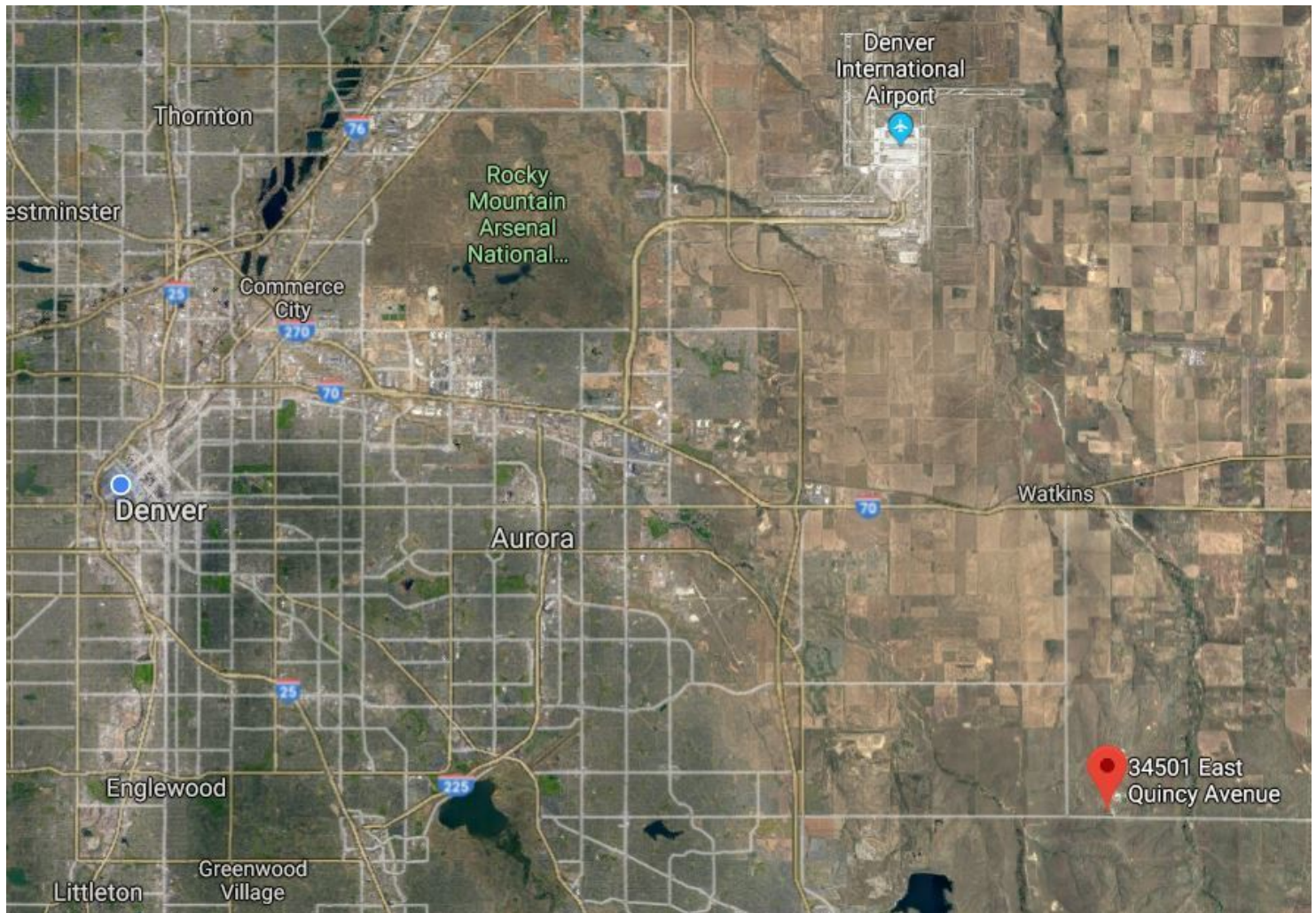
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Each KW Commercial Brokerage Business is Independently Owned and Operated

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

# HEAVY INDUSTRIAL FOR LEASE

## LOCATION

34501 E. Quincy Ave. , Watkins, CO 80137



**KW COMMERCIAL**  
917 Auraria Pkwy  
Denver, CO 80204

**RACHEL COLOROSA**  
Director  
O: 303.539.5700  
C: 303.886.8154  
rachel.colorosa@kw.com

**SHERI MERANDA**  
Director  
O: 303.539.5700  
C: 303.913.5810  
sheri.meranda@kw.com

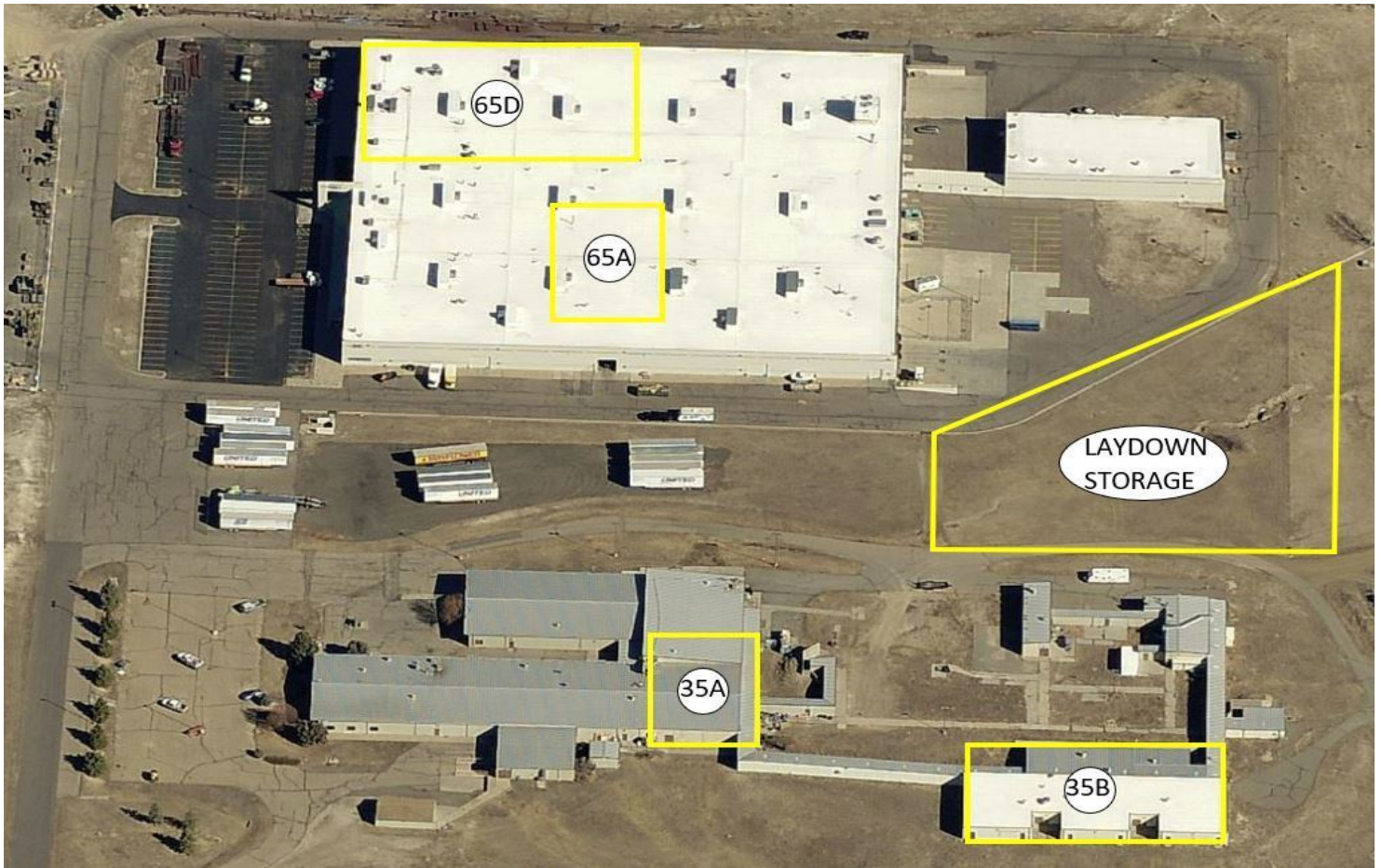
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Each KW Commercial Brokerage Business is Independently Owned and Operated

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

## HEAVY INDUSTRIAL FOR LEASE

# APPOGEE ON QUINCY: NORTH CAMPUS

34501 E. Quincy Ave. , Watkins, CO 80137



**KW COMMERCIAL**  
917 Auraria Pkwy  
Denver, CO 80204

**RACHEL COLOROSA**  
Director  
O: 303.539.5700  
C: 303.886.8154  
rachel.colorosa@kw.com

**SHERI MERANDA**  
Director  
O: 303.539.5700  
C: 303.913.5810  
sheri.meranda@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Each KW Commercial Brokerage Business is Independently Owned and Operated

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

## HEAVY INDUSTRIAL FOR LEASE

# APPOGEE ON QUINCY: SOUTH CAMPUS

34501 E. Quincy Ave. , Watkins, CO 80137



**KW COMMERCIAL**  
917 Auraria Pkwy  
Denver, CO 80204

**RACHEL COLOROSA**  
Director  
O: 303.539.5700  
C: 303.886.8154  
rachel.colorosa@kw.com

**SHERI MERANDA**  
Director  
O: 303.539.5700  
C: 303.913.5810  
sheri.meranda@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Each KW Commercial Brokerage Business is Independently Owned and Operated

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

# HEAVY INDUSTRIAL FOR LEASE

## FLOOR PLAN: BUILDING 65A

34501 E. Quincy Ave. , Watkins, CO 80137



### FEATURES:

- 14,000 SF WAREHOUSE
- 7,000 SF SHARED SHIPPING/RECEIVING
- 3 SHARED DRIVE INS
- 2 SHARED DOCK HIGHS
- 23' CEILINGS
- HEAVY POWER
- NO SPRINKLERS

SHARED SHIPPING/RECEIVING: ±7,000 SF

2 DH

CURRENTLY OCCUPIED

**KW COMMERCIAL**  
917 Auraria Pkwy  
Denver, CO 80204

**RACHEL COLOROSA**  
Director  
O: 303.539.5700  
C: 303.886.8154  
rachel.colorosa@kw.com

**SHERI MERANDA**  
Director  
O: 303.539.5700  
C: 303.913.5810  
sheri.meranda@kw.com

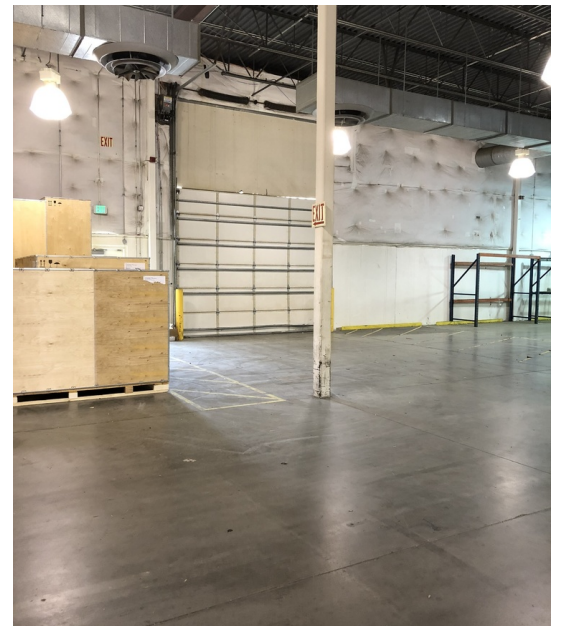
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Each KW Commercial Brokerage Business is Independently Owned and Operated

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

# HEAVY INDUSTRIAL FOR LEASE

## BUILDING 65A PHOTOS

34501 E. Quincy Ave. , Watkins, CO 80137



**KW COMMERCIAL**  
917 Auraria Pkwy  
Denver, CO 80204

**RACHEL COLOROSA**  
Director  
O: 303.539.5700  
C: 303.886.8154  
rachel.colorosa@kw.com

**SHERI MERANDA**  
Director  
O: 303.539.5700  
C: 303.913.5810  
sheri.meranda@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Each KW Commercial Brokerage Business is Independently Owned and Operated

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

**INDUSTRIAL FOR LEASE**

**FLOOR PLAN: BUILDING 65D**

34501 E. Quincy Ave. , Watkins, CO 80137



**KW COMMERCIAL**  
917 Auraria Pkwy  
Denver, CO 80204

**RACHEL COLOROSA**  
Director  
O: 303.539.5700  
C: 303.886.8154  
rachel.colorosa@kw.com

**SHERI MERANDA**  
Director  
O: 303.539.5700  
C: 303.913.5810  
sheri.meranda@kw.com

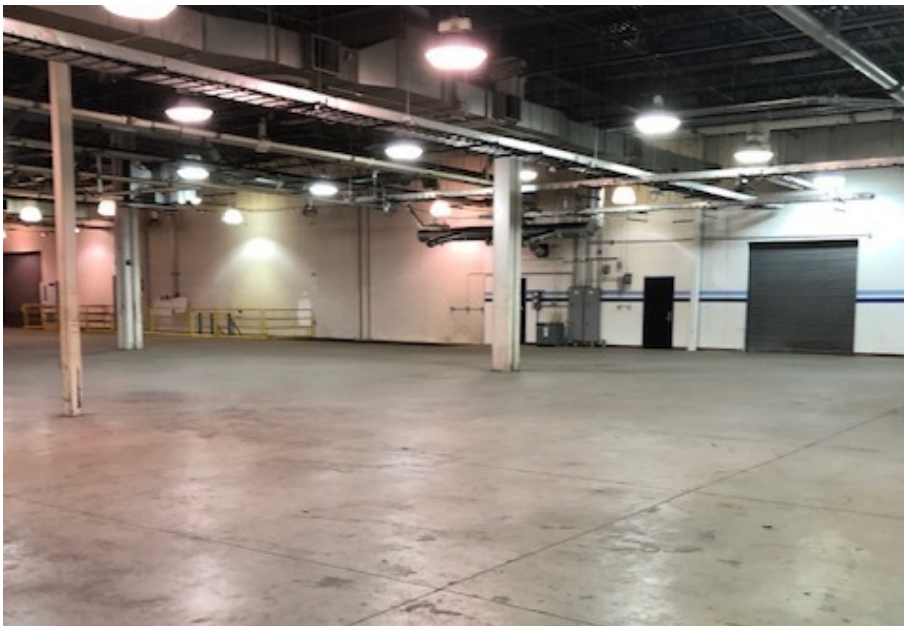
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Each KW Commercial Brokerage Business is Independently Owned and Operated

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

## INDUSTRIAL FOR LEASE

# BUILDING 65D PHOTOS

34501 E. Quincy Ave. , Watkins, CO 80137



**KW COMMERCIAL**  
917 Auraria Pkwy  
Denver, CO 80204

**RACHEL COLOROSA**  
Director  
O: 303.539.5700  
C: 303.886.8154  
rachel.colorosa@kw.com

**SHERI MERANDA**  
Director  
O: 303.539.5700  
C: 303.913.5810  
sheri.meranda@kw.com

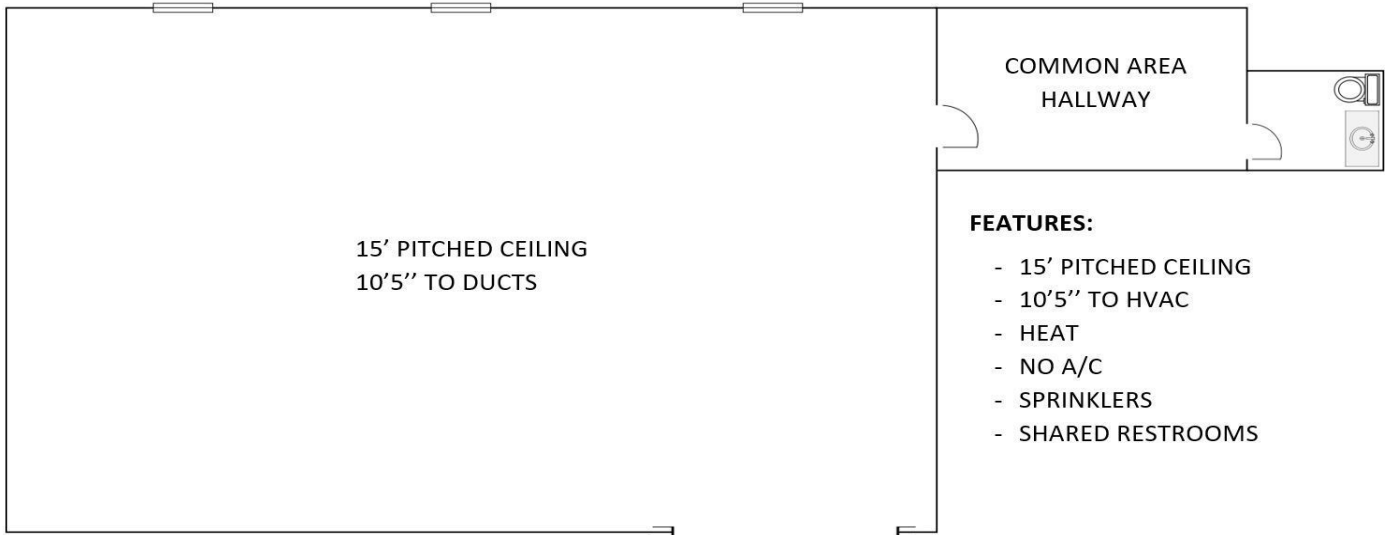
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Each KW Commercial Brokerage Business is Independently Owned and Operated

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

## HEAVY INDUSTRIAL FOR LEASE

# FLOOR PLAN: BUILDING 5

34501 E. Quincy Ave. , Watkins, CO 80137



### FEATURES:

- 15' PITCHED CEILING
- 10'5'' TO HVAC
- HEAT
- NO A/C
- SPRINKLERS
- SHARED RESTROOMS

**KW COMMERCIAL**  
917 Auraria Pkwy  
Denver, CO 80204

**RACHEL COLOROSA**  
Director  
O: 303.539.5700  
C: 303.886.8154  
rachel.colorosa@kw.com

**SHERI MERANDA**  
Director  
O: 303.539.5700  
C: 303.913.5810  
sheri.meranda@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Each KW Commercial Brokerage Business is Independently Owned and Operated

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

## HEAVY INDUSTRIAL FOR LEASE

# BUILDING 5 PHOTOS

34501 E. Quincy Ave. , Watkins, CO 80137



**KW COMMERCIAL**  
917 Auraria Pkwy  
Denver, CO 80204

**RACHEL COLOROSA**  
Director  
O: 303.539.5700  
C: 303.886.8154  
rachel.colorosa@kw.com

**SHERI MERANDA**  
Director  
O: 303.539.5700  
C: 303.913.5810  
sheri.meranda@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Each KW Commercial Brokerage Business is Independently Owned and Operated

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)