



Single Tenant Central Building for Lease

2737 W 2nd Avenue | Denver, CO 80219



Property Facts

Building SF	±6,448 SF
Office SF	±2,240 SF
Zoning	I-MX-3
Clear Height	13'
Power	(TBV)
Loading	Dock High and Drive-In
City / County	Denver / Denver
OpEx	\$5.21/SF (2026 Est.)
Parking	12 Parking Spaces
Available	Immediately
Lease Rate	Contact Broker

Central Freestanding Warehouse with Dock & Drive-In

±6,448 SF Available

Property Highlights

- 6,448 SF of functional warehouse on a 0.24-acre lot
- Prime South Central Denver location with excellent accessibility
- Close proximity to major arterials such as 6th Avenue and I-25
- Single tenant, freestanding industrial warehouse
- Existing office space, ready for immediate use
- Ample parking and loading areas for trucks and employee vehicles

For Lease Information, please contact:

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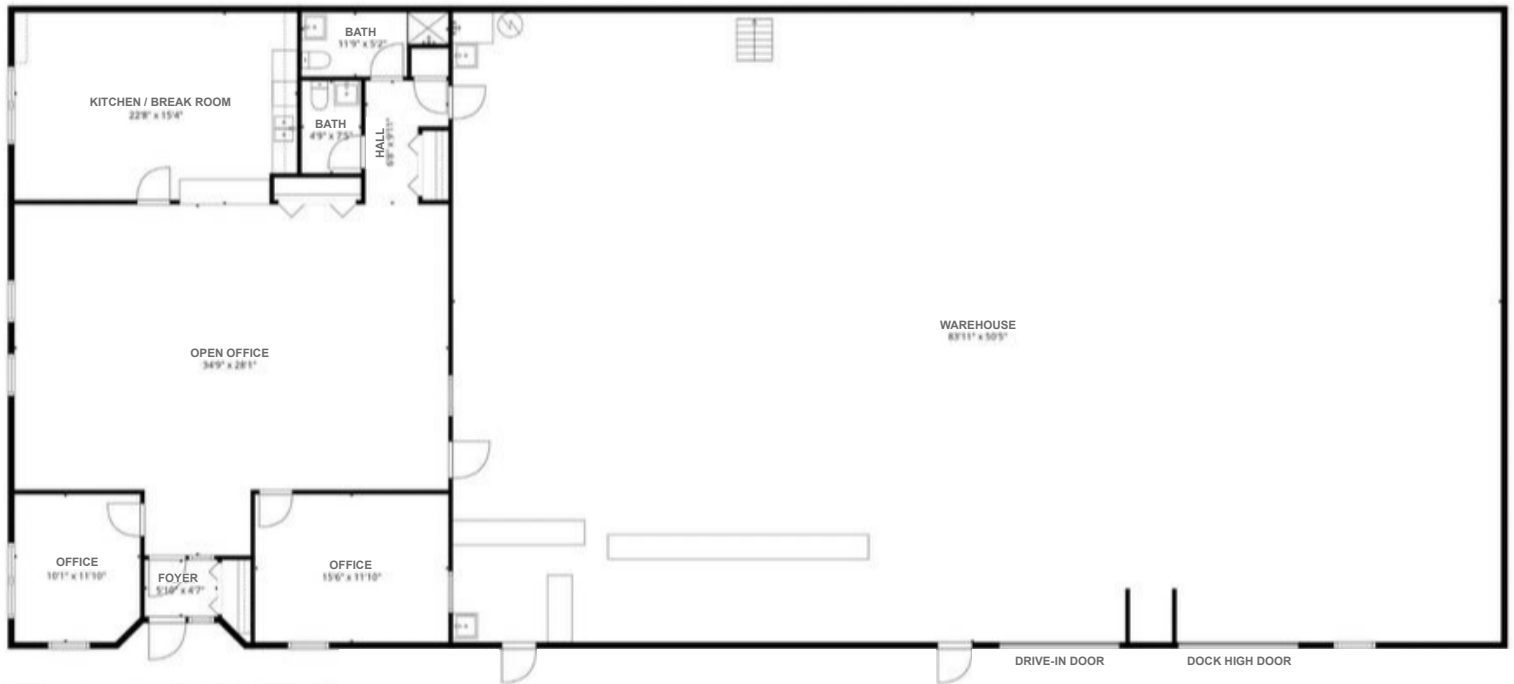


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Floor Plan



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