



2506-2596 West Barberry Place
Denver, CO 80204



Industrial Lease Opportunity

3,517 SF – 7,034 SF | Contact Broker for Lease Rate

Building Highlights:



Infill location less than 3 miles from Denver CBD



Excellent access to Metro Denver via 8th Ave. & I-25



Dock high & drive-in loading



Functional unit layout with ideally configured office

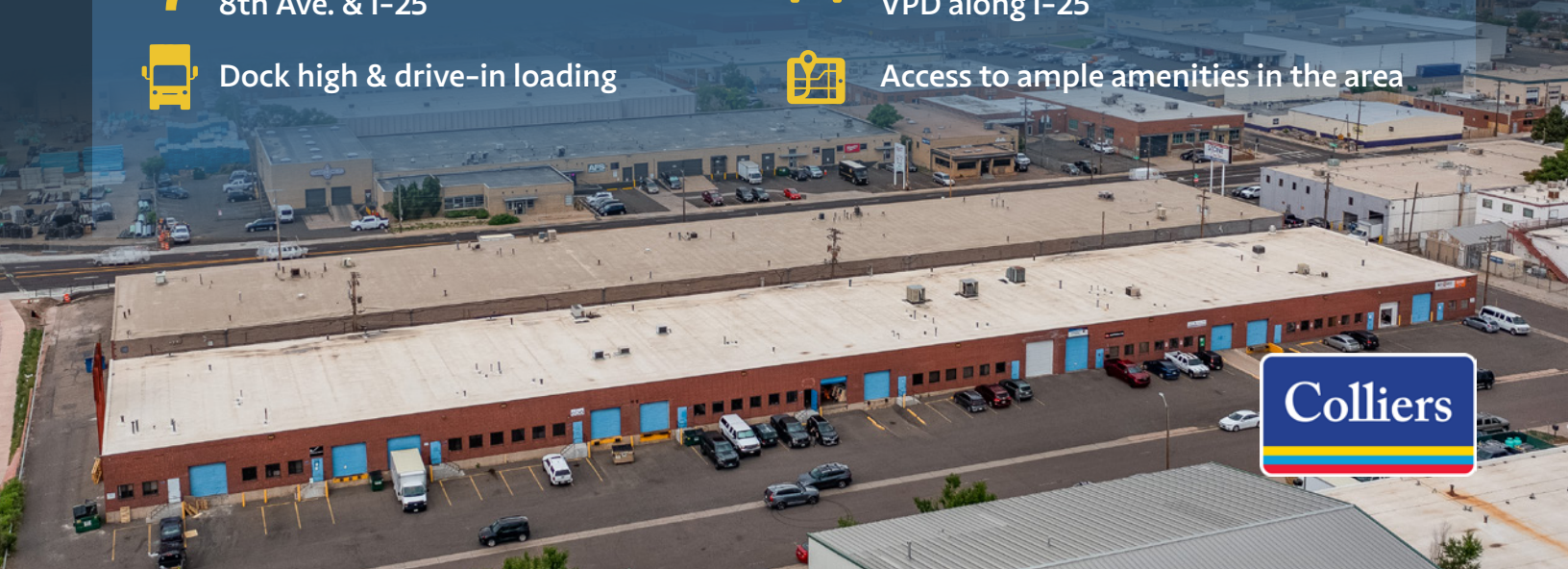


Strong visibility with over 228,000 VPD along I-25



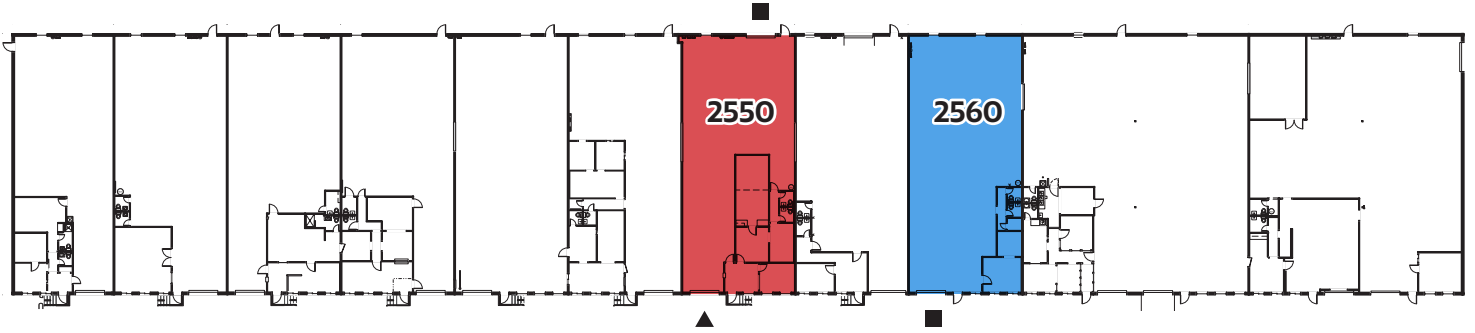
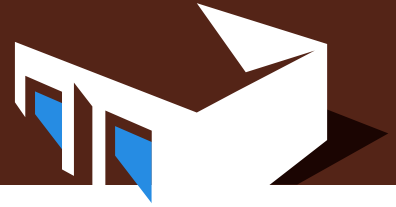
Access to ample amenities in the area

OpEx: \$3.91/SF (2024 Est.)



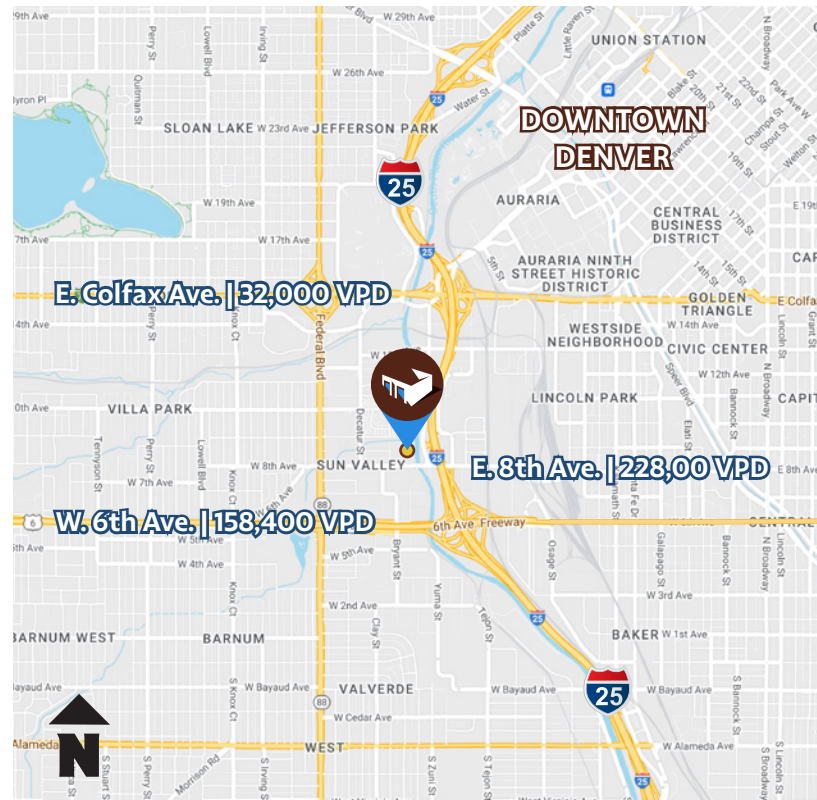
Colliers

2506-2596 W. Barberrry Pl.
3,517 SF - 7,034 SF



Available Units:

Unit #	SF	Available Date
2550	3,517 SF	Immediately
2560	3,517 SF	January 1st, 2025



Contact Us:

Nicholas Nasharr
+1 303 283 4563
nicholas.nasharr@colliers.com

Nick Rice
+1 720 833 4620
nick.rice@colliers.com

T.J. Smith, SIOR
+1 303 283 4576
tj.smith@colliers.com

4643 S. Ulster Street, Suite 1000
Denver, CO 80237
+1 303 745 5800 | colliers.com/denver

This communication has been prepared by Colliers Denver for advertising and/or general information only. Colliers Denver makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers Denver excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers Denver and/or its licensor(s). © 2022. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

