



FOR LEASE

3,431 SF Office Warehouse W/ Fenced Yard

845 Wyandot St | Denver, CO 80204



4 Drive In Doors | 15k SF Lot | Directly Off I-25

CONTACT:

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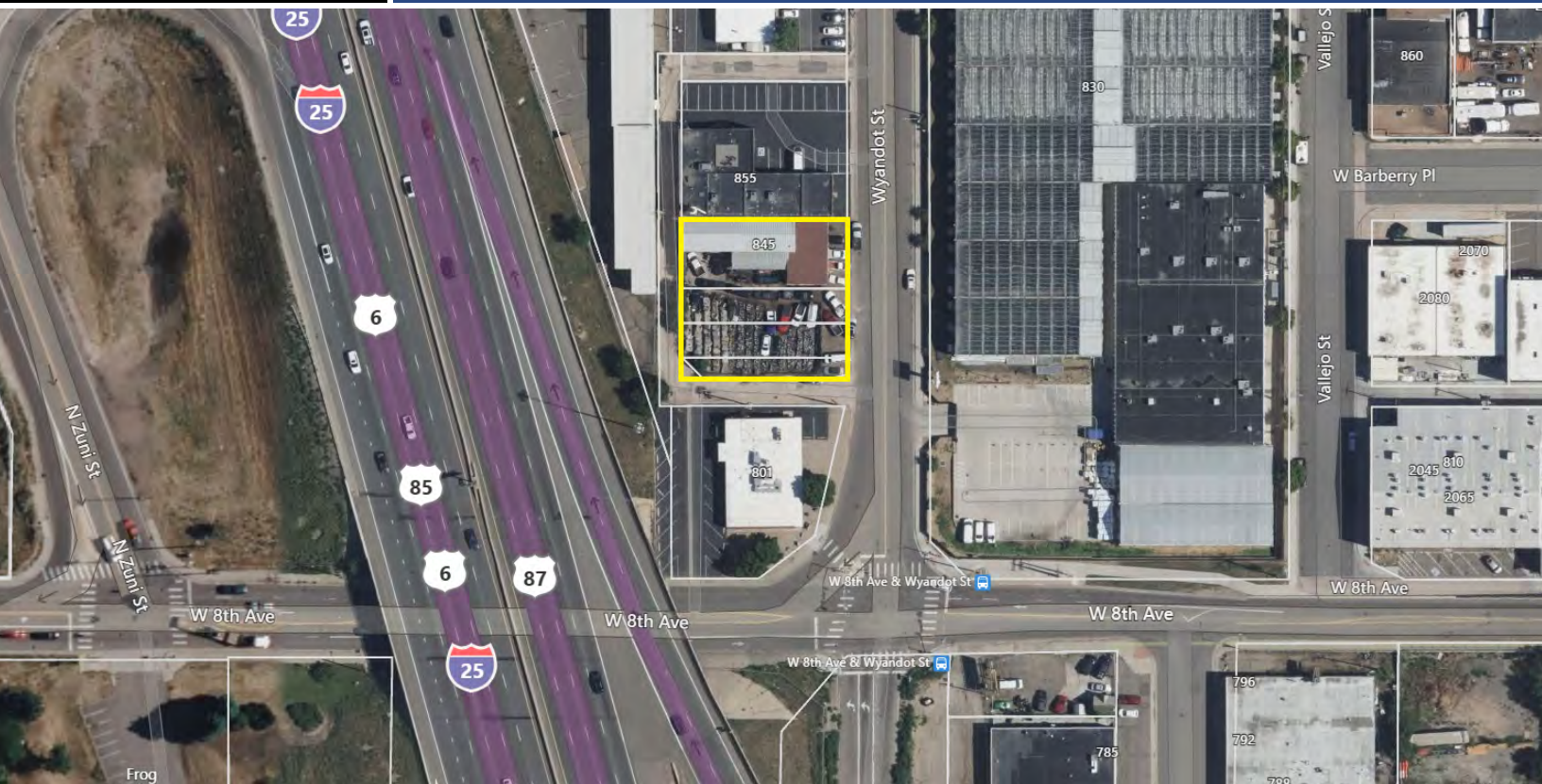
845 WYANDOT ST

OFFERING SUMMARY

Available SF:	3,431 SF
Lease Rate:	\$7,500/Month
Lot Size:	15,000 SF
Loading:	2 - 14'x10' Drive In 1 - 10' x 10' Drive in 1- 16'x10' Drive in
Clear Height:	12"
Power:	Heavy 3ph (TBV)
Year Built/Renovated:	1958/2025
Zoning:	I-B

PROPERTY HIGHLIGHTS

- HEAVY I-B ZONING
- LARGE LOT - PARTIALLY PAVED
- FUNCTIONAL OFFICE WITH KITCHENETTE
- OUTDOOR STORAGE ALLOWED
- NEW FENCE, PAINT, OFFICE, WAREHOUSE, LIGHTING
- DIRECTLY OFF I-25 - VISIBLE FROM HIGHWAY
- ADJACENT TO NEW BRONCOS STADIUM SITE
- AUTO USES ALLOWED
- WAREHOUSE FITS FULL SIZE AUTO LIFTS
- SECURE VAULT OR COMPRESSOR ROOM





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