

BAKER EXCHANGE

CENTRAL DENVER INDUSTRIAL + YARD



±24,074 SF AVAILABLE

1780 W. 6TH AVENUE, SUITE 520 | DENVER | COLORADO | 80209

FOR MORE INFORMATION:

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SUITE 520 SPECS

Suite SF:	±24,074
Warehouse SF:	±21,165 SF
Office SF:	±2,909 SF
Occupancy:	February 2025
Showroom:	Possible to convert a portion of office space
Dock High:	3
Grade Level:	1 (oversized drive-in ramp)
Clear Height:	16'
Power:	300-amps 120/208V (to be verified)
Fenced Yard:	±0.5 Acre
Parking:	Off-Street Parking

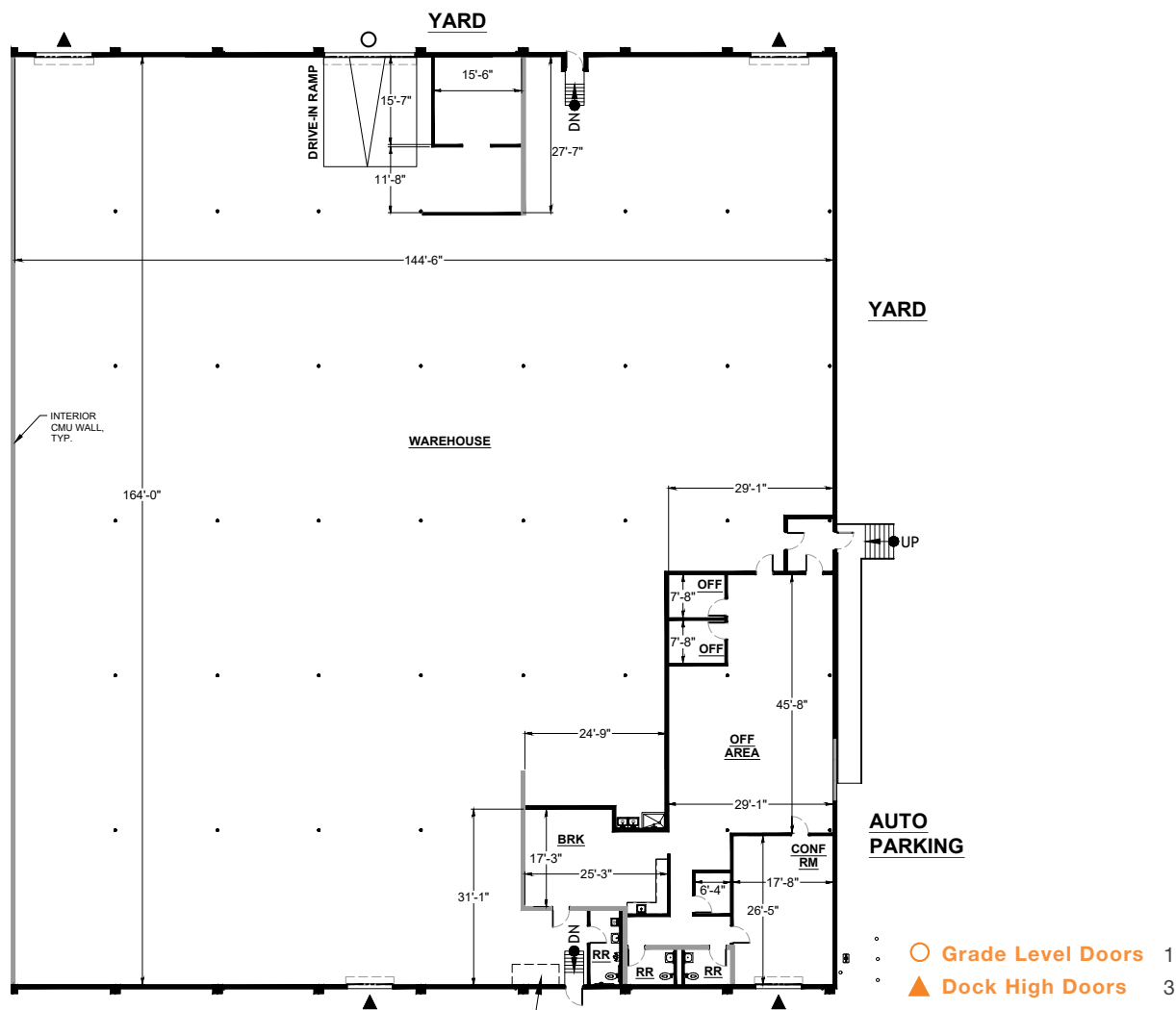


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

1780 W. 6TH AVENUE, SUITE 520

FLOOR PLAN

UNDER NEW OWNERSHIP



Planned Renovations



FOR MORE INFORMATION

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