



**FOR SALE OR LEASE**

## Flex Industrial & Warehouse

**2401 S DELAWARE ST**

Denver, CO 80223

**PRESENTED BY:**

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$8.00 SF/yr (NNN)
SALE PRICE:	\$5,000,000.00
AVAILABLE SF:	5,400 - 31,357 SF
LOT SIZE:	48,864 SF
BUILDING SIZE:	31,357 SF

PROPERTY DESCRIPTION

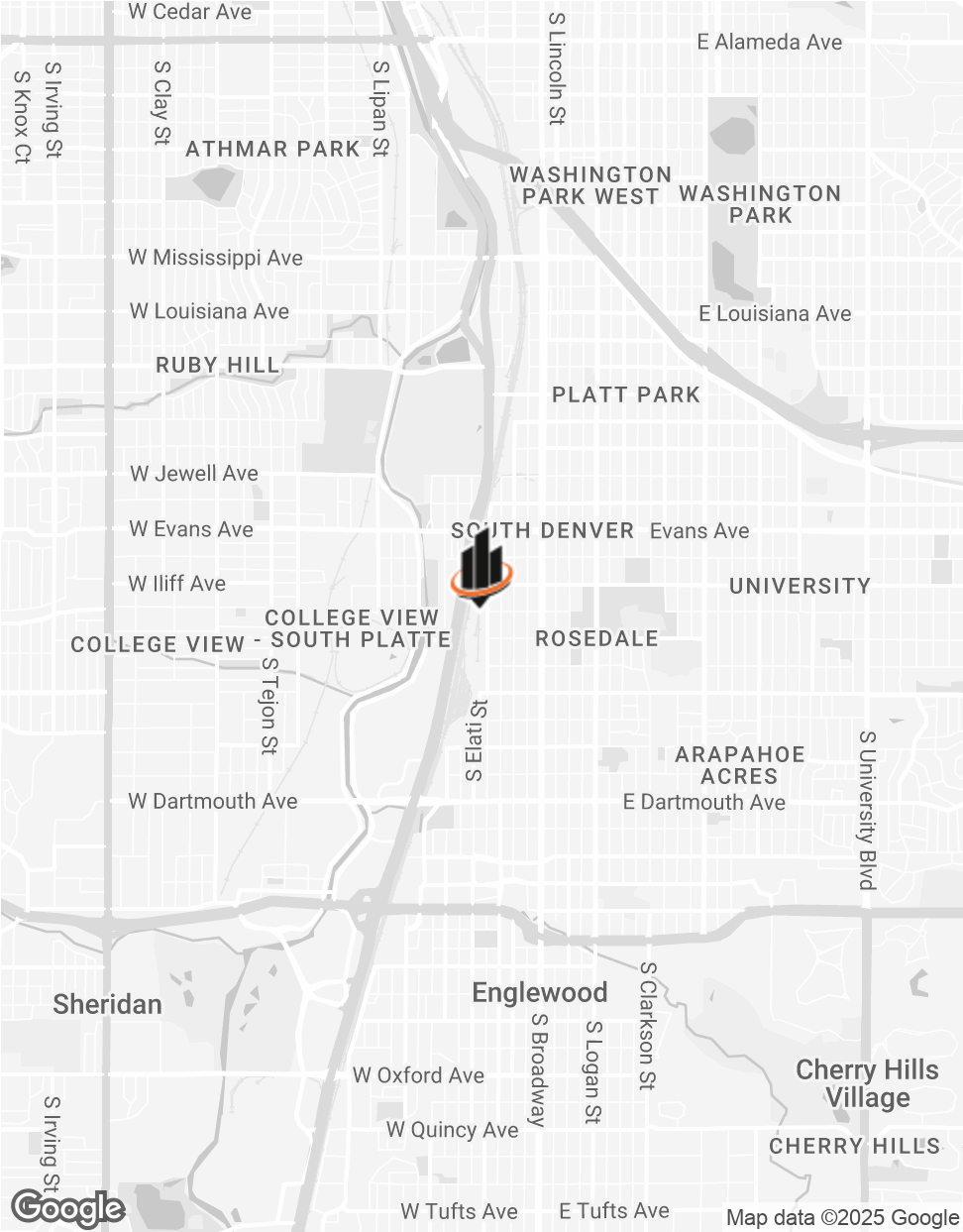
Presenting a prime industrial opportunity designed for flexible use at 2401 S Delaware St, Denver, CO. This expansive property features multiple buildings and warehouses with large bay doors, ideal for seamless operations and logistical efficiency. Boasting an additional area of office space with a kitchenette, open work areas, and private offices, it offers a versatile layout to accommodate diverse business needs. With high ceilings and a small yard for storage, this property provides the perfect combination of functionality and convenience, making it an attractive prospect for industrial businesses and investors seeking adaptable spaces in a strategic location.

PROPERTY HIGHLIGHTS

- 31,357 SF industrial/flex building (Demisable for Lease)
- Large Bay Doors | Loading docks | High ceilings
- Easy access to East facing Bay door
- Zoned I-MX-3
- Strategic Denver location
- Ample parking for employees along the North and East facing walls
- Small yard for additional storage
- Office space with kitchenette, private offices and open work areas
- High ceilings
- 480V 3 Phase Power



LOCATION MAP

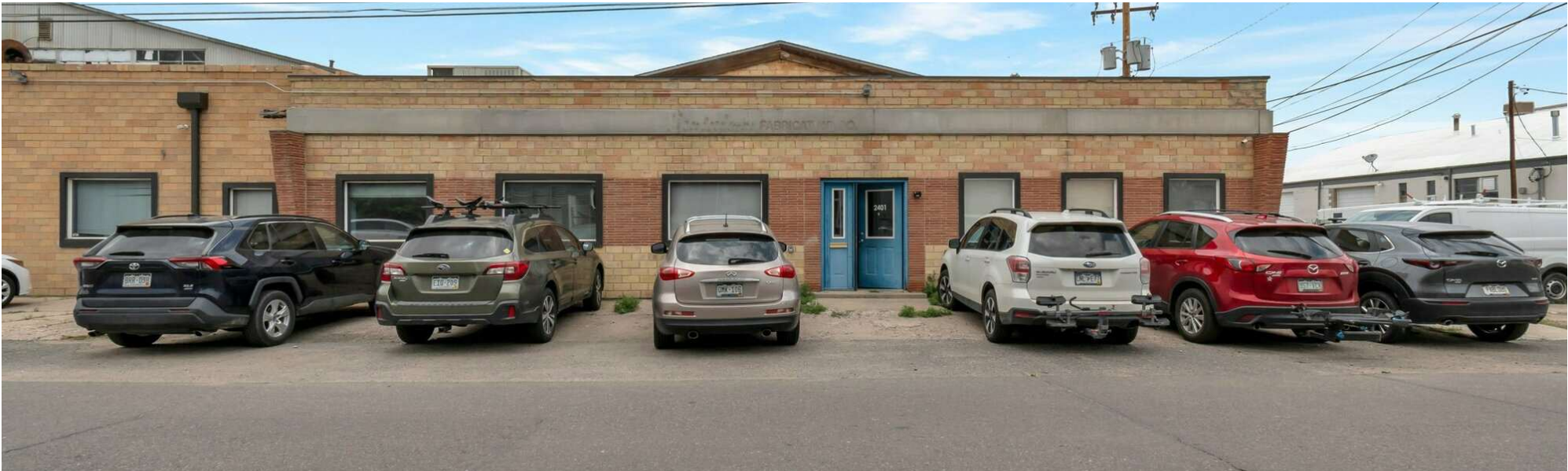


RETAILER MAP





ADDITIONAL EXTERIOR PHOTOS





ADDITIONAL INTERIOR PHOTOS

