

6777 Downing Street  
Denver, CO 80229

For Sublease

Industrial | For Sublease



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# 6777 Downing Street

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Industrial Building with Yard

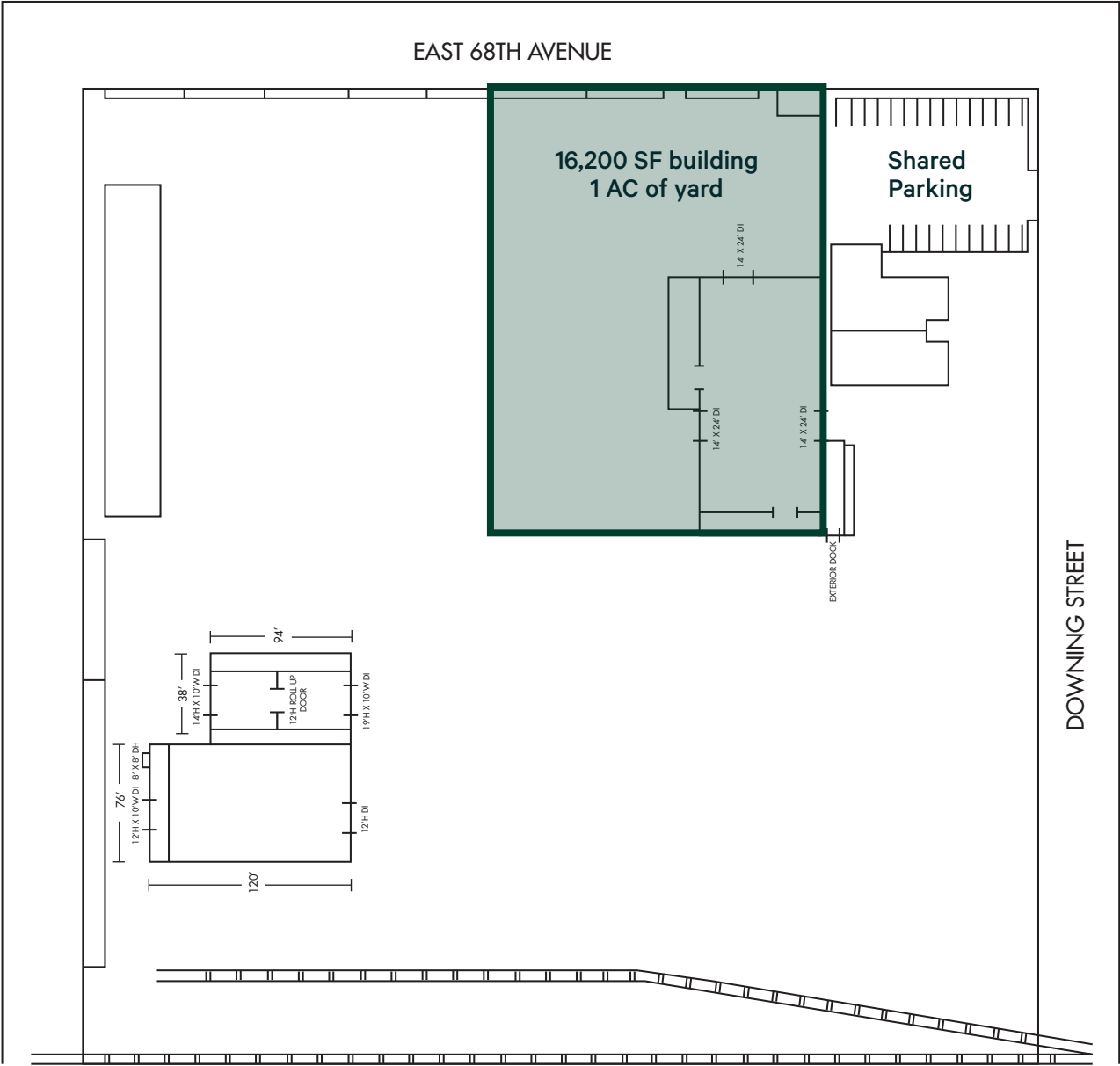


Property Highlights:

- + Excellent Central location
- + Dock high & drive-in loading
- + Asphalt and concrete fenced yard
- + Rail service is possible (subject to quote)



# Property Photos



BUILDING		SITE	
BUILDING SF	±16,200 SF	CLEAR HEIGHT	14' - 19'
OFFICE SF	±1,080 SF	PARKING	Ample
YARD	1 AC of outside storage	ZONING	I-2
LOADING	(3) 22'x14' drive-in doors; (1) exterior dock	SUBLEASE TERM	Term through 4/30/2028
POWER	600 Amps, 120/208V; 240V, 3 Phase	LEASE RATE	\$12.95/SF NNN