

For Lease or Sale

Industrial Space

Colliers



Highlights

- > Heavy Power
- > Secured Yard Area
- > S. Broadway Location
- > LED Lights
- > Major Interior Renovations

Contact us:

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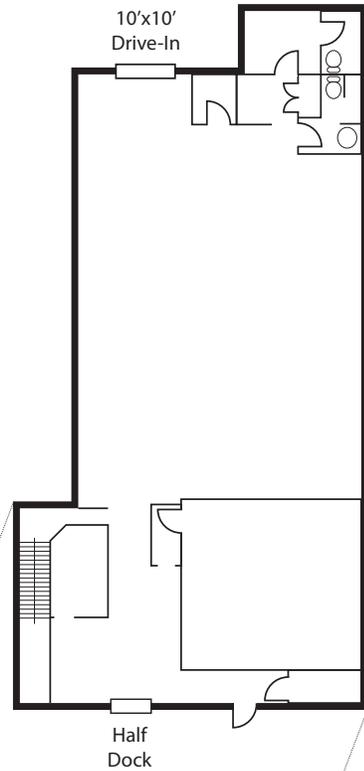
PRICE REDUCTION!

1920 South Cherokee Street Denver, CO 80223

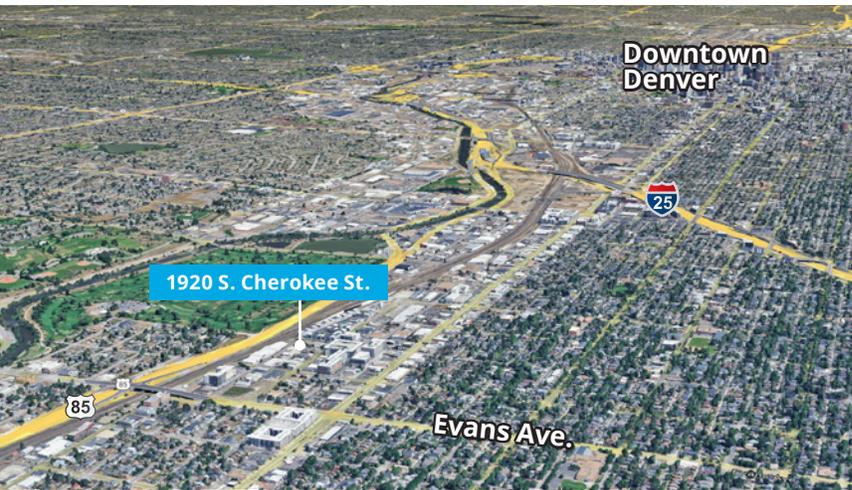
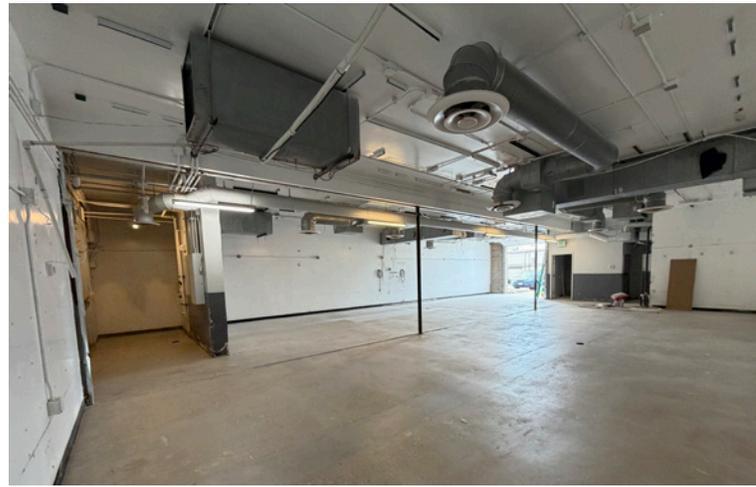
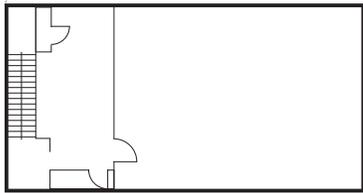
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|---------------|---|
| Available: | Immediately |
| Size: | 5,422 SF |
| Sales Price: | \$1,084,400 (\$200/SF) \$975,960 (\$180/SF) |
| Lease Rate: | \$14.00 NNN |
| 2025 Op. Ex.: | \$3.01/SF |
| Loading: | One (1) Drive-In Door |
| Power: | 600 Amps / 480V / 3 Phase |
| Clear Height: | 9' - 11' |
| Taxes: | \$13,700.36 (2025) |
| Features: | Full HVAC |

Accelerating success.

1920 S. Cherokee St.



Ground Level



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