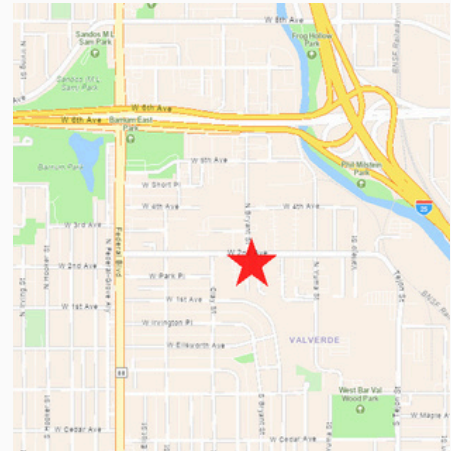
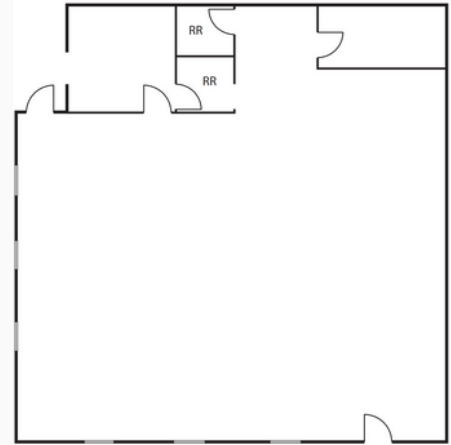




WAREHOUSE SPACE FOR LEASE

2600 W 2ND AVE, UNIT 8
PRIME LOCATION IN DENVER WITH EASY ACCESS TO I-25 & US-6



About the Space

Located with excellent access to I-70 and US-6, this bright and versatile warehouse space offers almost 2,000 SF with abundant natural light from numerous large windows. The property features high ceilings and flexible zoning to accommodate various business needs. Although it does not include loading docks or drive-in doors, it provides ample parking for employees and delivery vehicles. With competitive lease rates, this space is perfect for small-scale operations looking for convenience and adaptability.

Rate

\$12/SF/YR

\$6.11 NNN

Contact

LAUREL PODOLL | Our Colorado Real Estate

(720) 357-3450 | laurel@our-colorado.com

Features

- ✓ Available immediately
- ✓ 1,938 SF
- ✓ Abundant Natural Light
- ✓ Ample parking
- ✓ Excellent location
- ✓ Industrial Mixed Use Zoning

At Our Colorado Real Estate, we strive to provide accurate and reliable information. However, all details provided in this flyer are deemed reliable but not guaranteed and should be independently verified. Pricing, availability, and terms are subject to change without notice.