

2650

W 3RD AVE

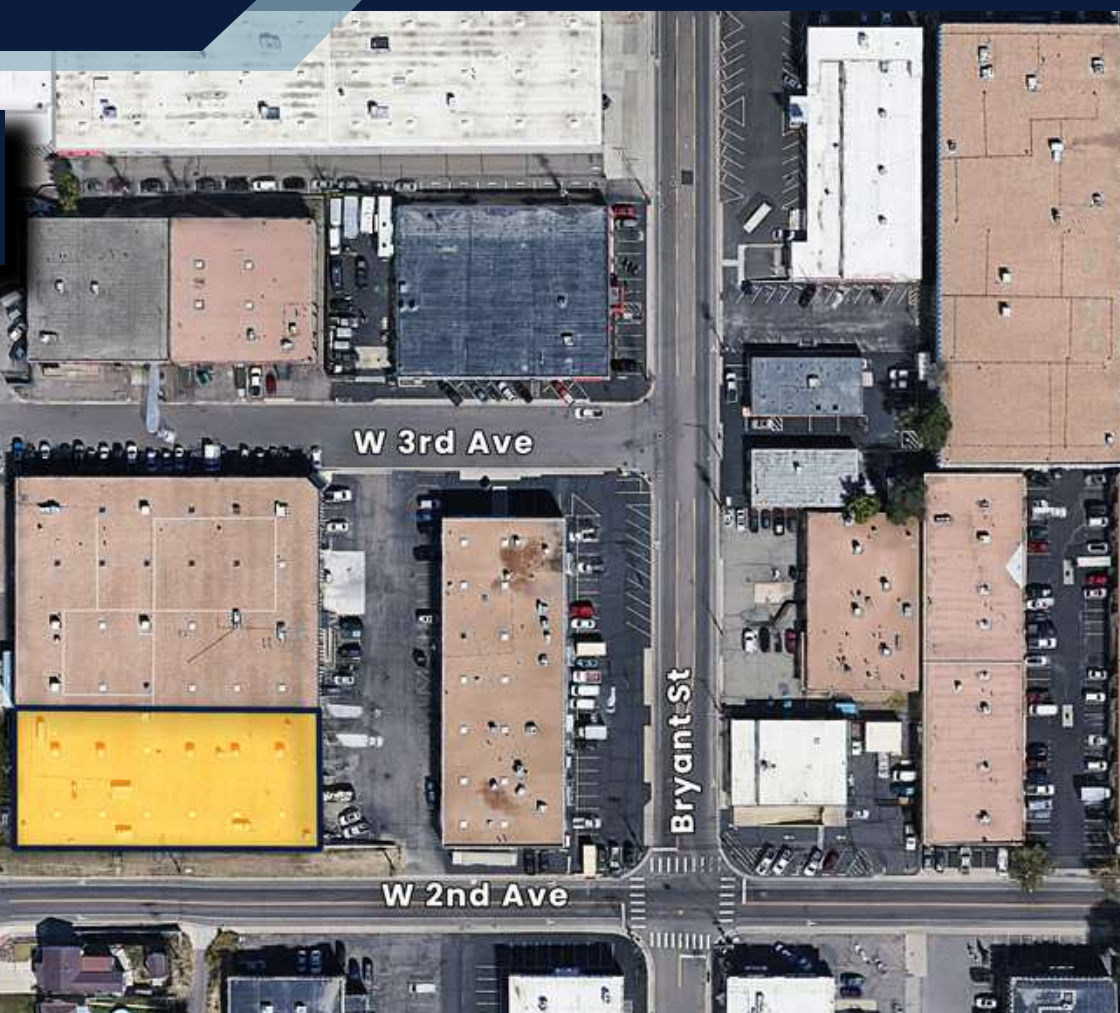
DENVER, CO 80219

LEASE RATE

\$10.95/SF NNN



**12,852 SF OF INDUSTRIAL WAREHOUSE
WITH SPRINKLERED RACKING**



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UNIQUE
PROPERTIES



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PROPERTY HIGHLIGHTS

Available SF	12,852 SF
Lease Rate	\$10.95/SF NNN
Lot Size	2.05 AC
Year Built	1963 /2017
Total Building Size	55,533 SF
Estimated NNN's	~\$3.78/SF/yr
Clear Height	18'
Door Docks	3 Dock-High Doors with Dock Levers
Zoning	I-MX-3 (H-3 Storage Facility)
Sprinklered	Yes - ESFR and In-Rack Sprinklers

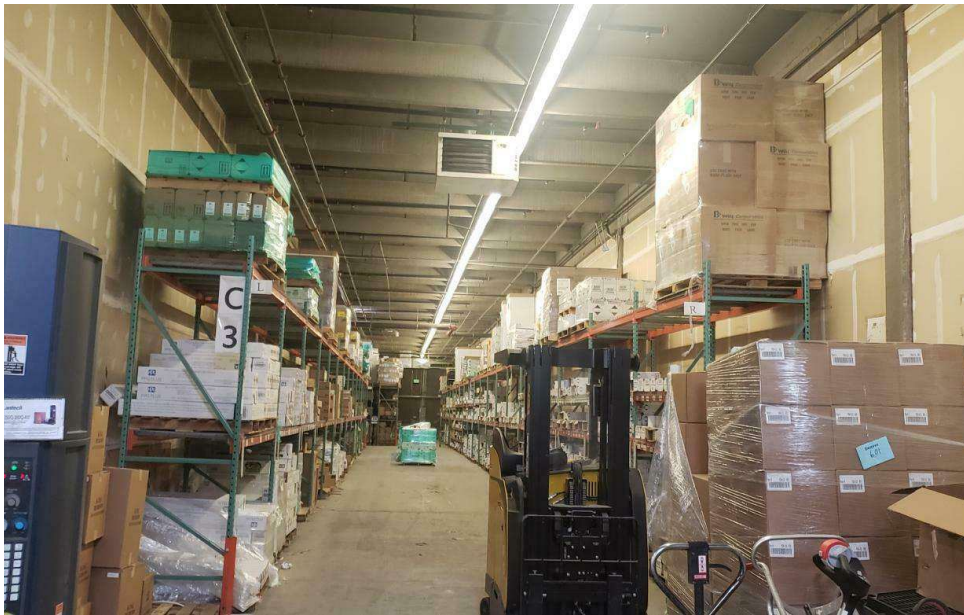
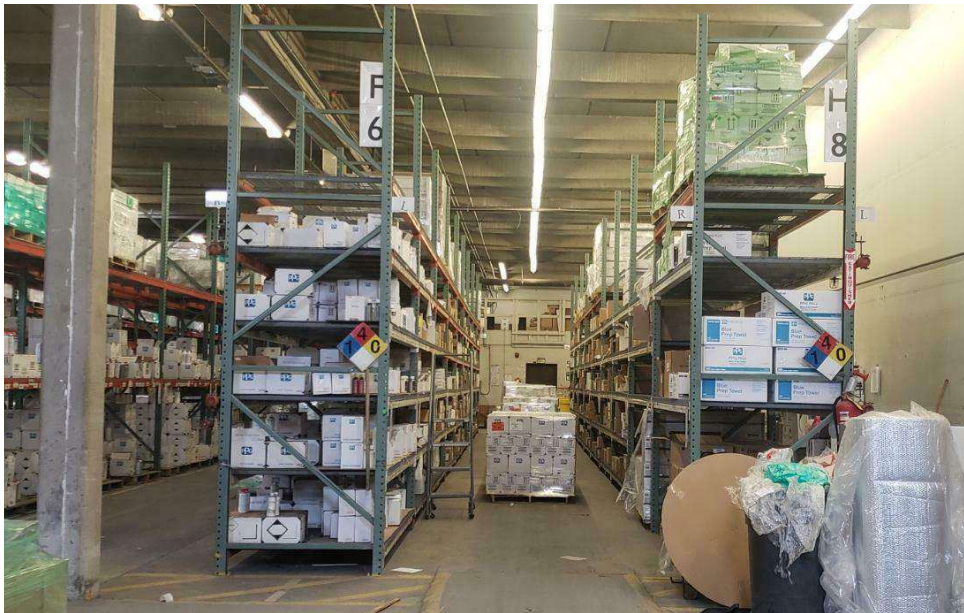
PROPERTY DESCRIPTION

2650 W 3rd Ave, is a 12,852 SF facility located in the heart of Denver's industrial zone. Fully permitted for H-3 occupancy, this facility stands as one of the premier flammable liquid storage spaces in Colorado. Since 1963, it has served as the warehouse for PPG Automotive Paints, earning a reputation as the "Cadillac" of hazardous material storage. With full approval from the city of Denver, this space is ideally suited for liquor distribution—such as Laws Whiskey or Breckenridge Whiskey—or for continued use in paint storage. Equipped with advanced infrastructure, including spill containment and explosion-proof systems, this facility is designed for maximum safety, regulatory compliance, and operational efficiency.

- Explosion-proof furnaces and Exhaust fans for proper ventilation and backup emergency power (Kohler generator)
- Large-capacity thinner vault for 55-gallon drums of solvent and full spill containment system
- ESFR overhead and in-rack sprinklers and Fire code-compliant demising walls

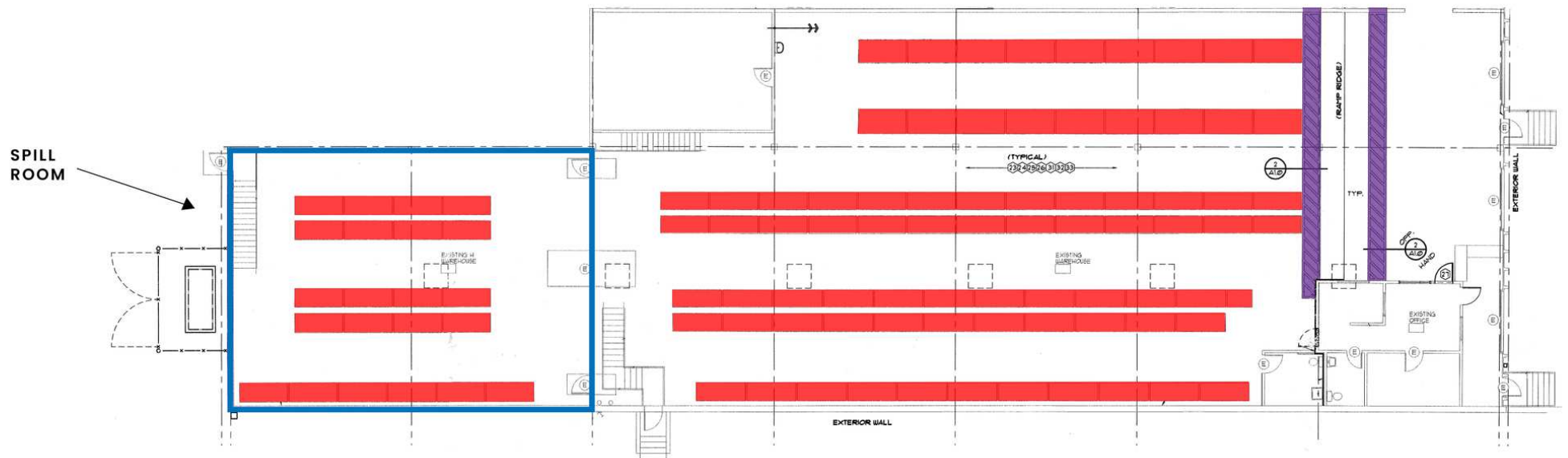


ADDITIONAL PHOTOS

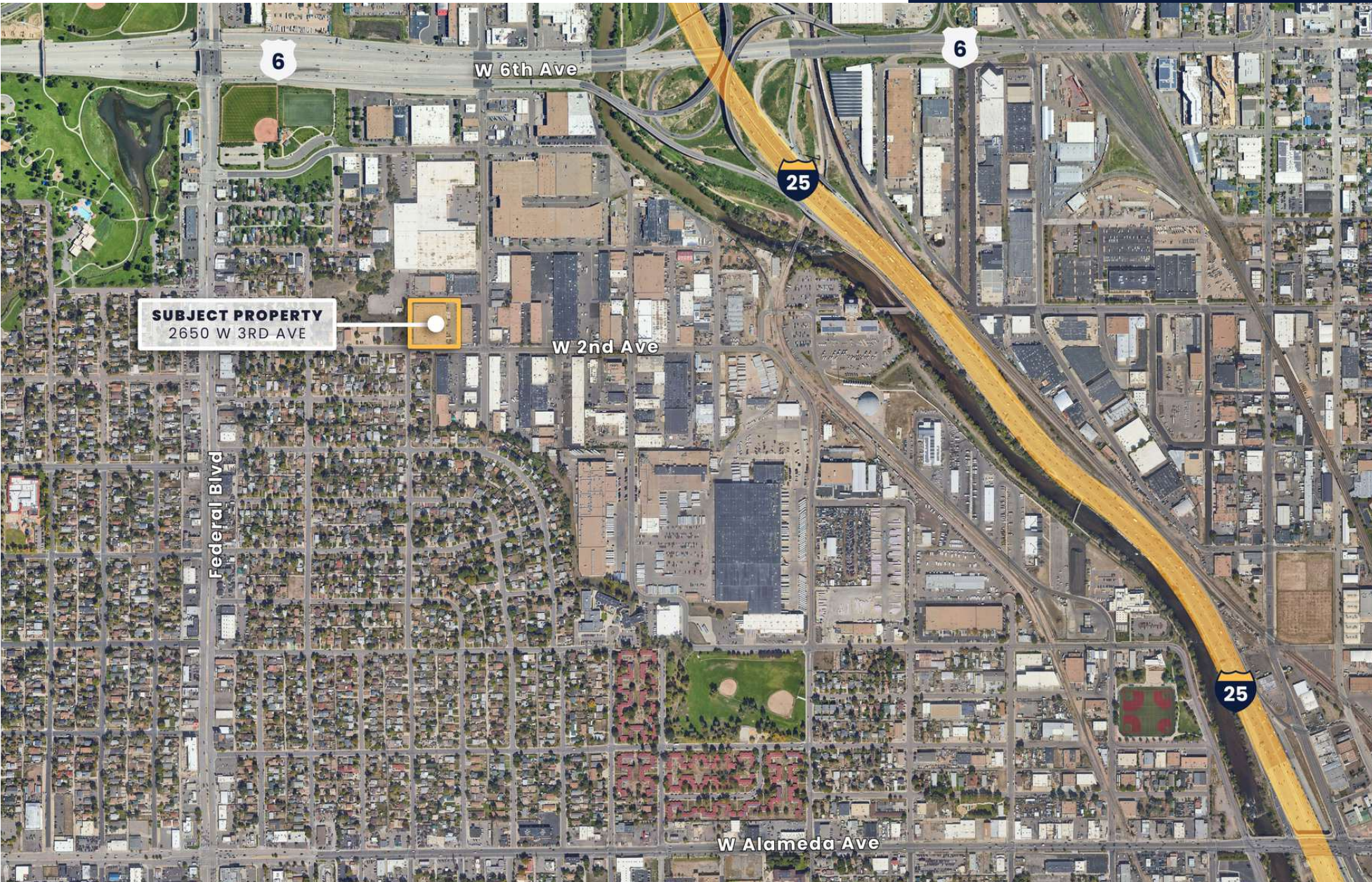


FLOOR PLAN

-  SPRINKLER CURBS
-  ESFR IN-RACK SPRINKLERS



AERIAL MAP



WHY DENVER?

Growth & Talent

- #1 Economy in the nation for 3 straight years.
- Denver ranks #3 Top Moving Destination and Colorado ranks #5 in states where people are moving to. (2020, Penske + Uhaul)
- Denver is currently growing at **1.48%** annually and its population has increased by **24.82%** (2021) since the 2010 census.
- Denver ranks #12 for tech talent across North America. The number of tech workers has grown **31.1%** since 2015.
- Denver's millennial population, aged 22 to 36, has grown **20.1%** since 2014 making it the #3 most concentrated market of millennials in the country.
- Denver's average salary is \$107,481 which ranks #9 for cities across North America.

#1

Best State
Economy
U.S. News

#2

Best Place
to Live
U.S. News

#3

Fastest Growing
State This Decade
U.S. Census

A BURGEONING BUSINESS HUB



AEROSPACE & DEFENSE



ENERGY



LIFE SCIENCE



Finance



EDUCATION



FOOD & BEVERAGE



BIOSCIENCE



TECHNOLOGY & TELECOM



GOVERNMENT



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