

3900 NOME STREET

FOR LEASE

±35,844 - 219,721 SF

Units N, J, F, A-E



Denver

3900 Nome Street
Denver, CO 80239



OVERVIEW

3900 Nome Street
Denver, CO 80239

Denver



PROPERTY SPECIFICATIONS

Available SF ±35,844 - 219,721 SF

Multiple divisibility options available
Can accommodate ±26,317 - 239,721 SF

Divisibility Unit N: ±35,844 SF
Unit J: ±57,621 SF
Unit F: ±35,940 SF
Units A-E: ±90,316 SF

Loading (42) Dock-High Doors
(6) Loading Doors
(17) Rail Doors

Clear Height ±24'

Power 3-Phase (TBV)

Rail Service Possible (subject to track agreement)

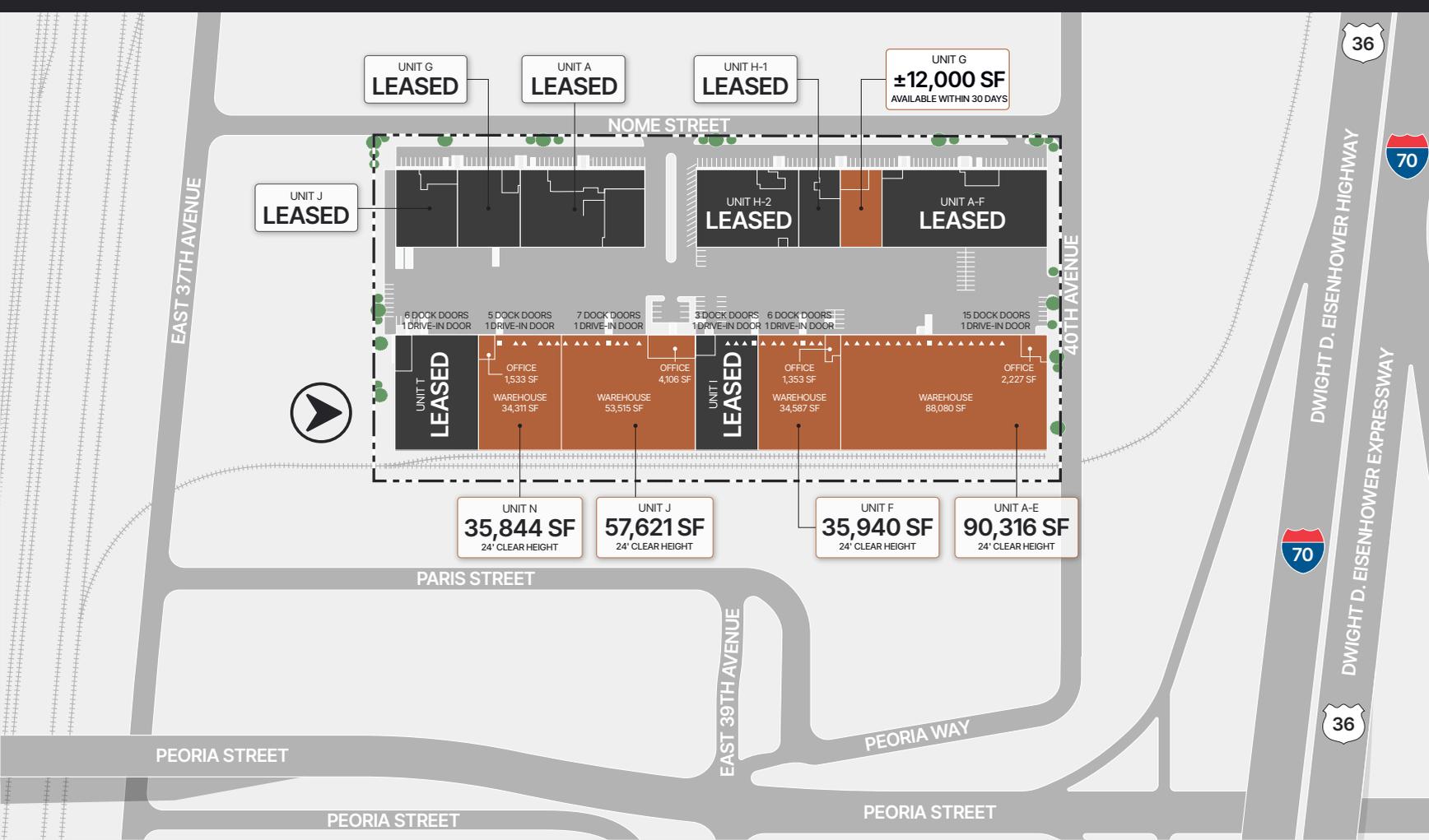
Sprinkler Yes

OPEX \$2.71/SF (Est. 2025)

Lease Rate **Call Broker for Pricing**

Features

- Front park / front load design
- Easy access to I-70 & I-225
- Close proximity to I-25 & I-270
- Near major hotels and restaurants



Unit N

Total: 35,844 SF
Warehouse: 34,311 SF
Office: 1,533 SF
Power: 200 amps
Loading: (1) Drive-In, (5) Dock-High and (3) Rail Doors
Asking Rate: Contact Broker

Unit J

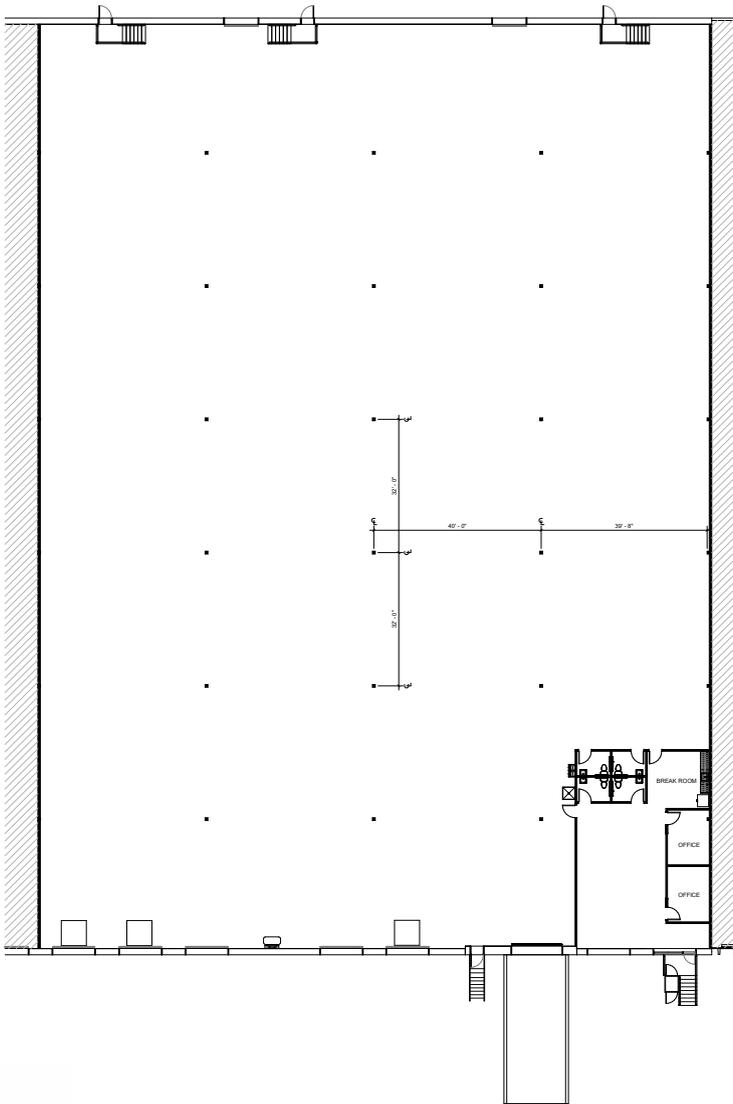
Total: 57,621 SF
Warehouse: 53,515 SF
Office: 4,106 SF
Power: 250 amps
Loading: (1) Drive-In, (7) Dock-High and (4) Rail Doors
Asking Rate: Contact Broker

Unit F

Total: 35,940 SF
Warehouse: 34,587 SF
Office: 1,353 SF
Power: 200 amps
Loading: (1) Drive-In, (6) Dock-High Doors and (2) Rail Doors
Asking Rate: Contact Broker

Units A-E

Total: 90,316 SF
Warehouse: 88,089 SF
Office: 2,227 SF
Power:
Loading: (1) Drive-In, (15) Dock-High, (6) Rail Doors
Asking Rate: Contact Broker



UNIT N

Available SF ±35,844 SF

Warehouse ±34,311 SF

Office ±1,533 SF

Loading (5) Dock-High Doors (3 with Levelers)
(1) Drive-In Door (9' x 10')
(2) Rail Doors

Clear Height ±24'

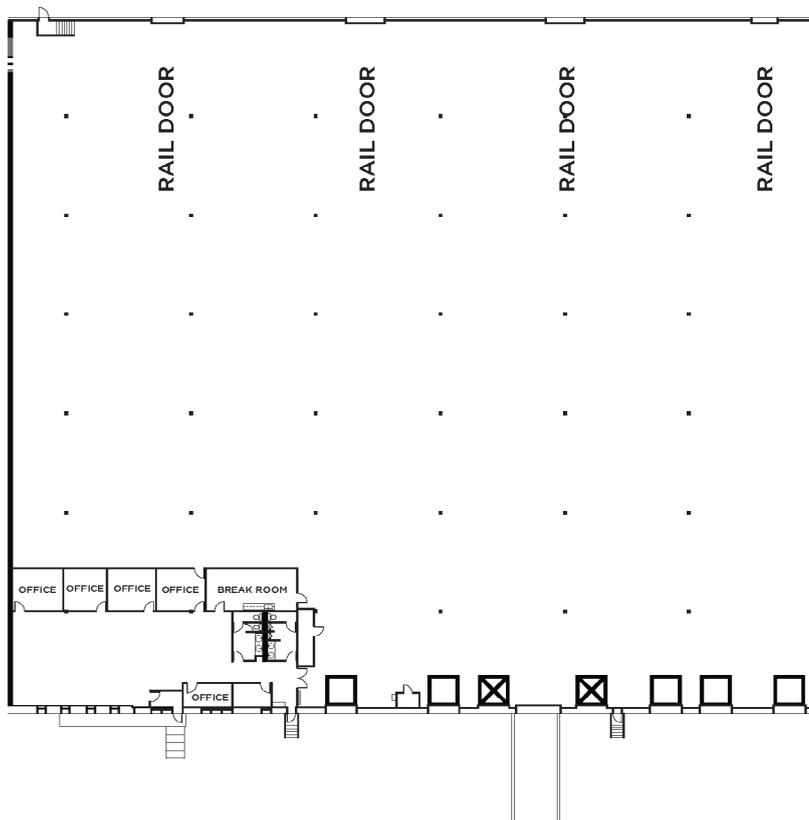
Power 3-Phase (TBV)

Sprinkler Yes

Zoning I-1 (City & County of Denver)

Asking Rate **Call Broker for Pricing**

Operating Expenses \$2.58/SF (Est. 2026)



UNIT J

Available SF ±57,621 SF

Warehouse ±53,515 SF

Office ±4,106 SF

Loading (7) Dock-High Doors (4 with Levelers)
(1) Drive-In Door (14' x 14')
(4) Rail Doors

Clear Height ±24'

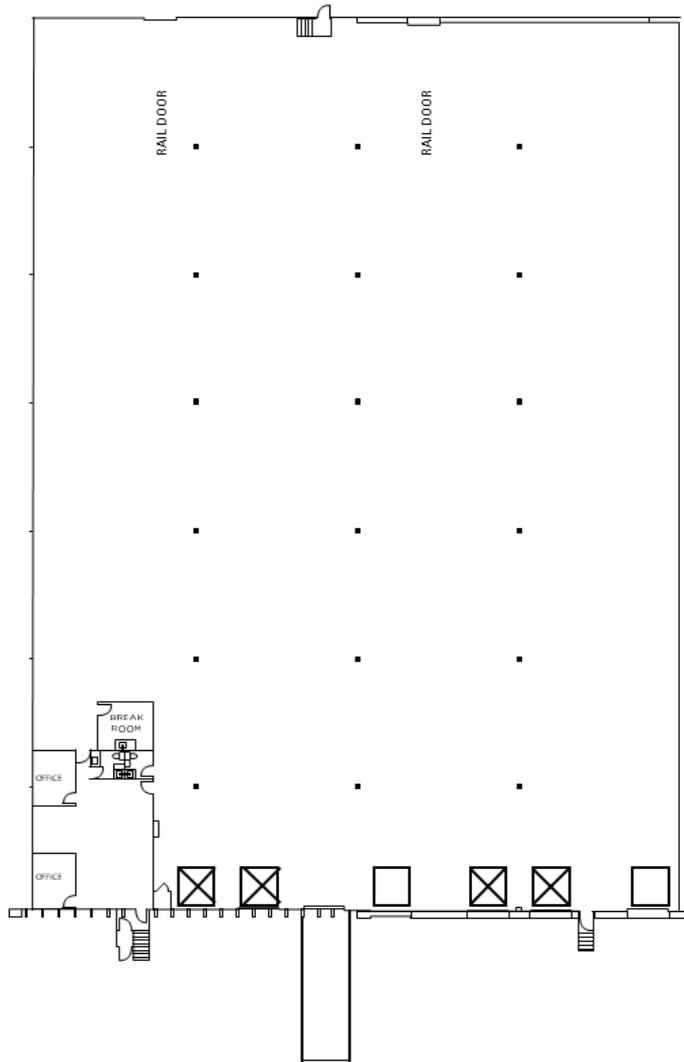
Power 3-Phase (TBV)

Sprinkler Yes

Zoning I-1 (City & County of Denver)

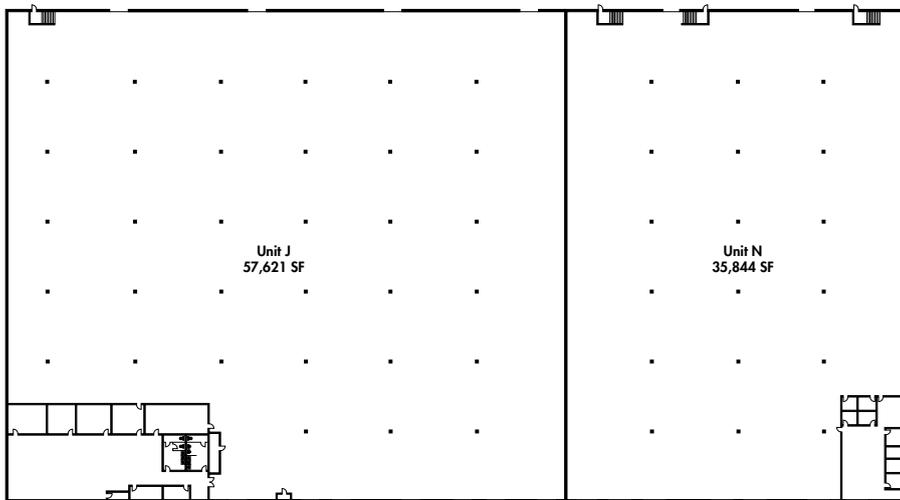
Asking Rate **Call Broker for Pricing**

Operating Expenses \$2.58/SF (Est. 2026)



UNIT F

Available SF	±35,940 SF
Warehouse	±34,587 SF
Office	±1,353 SF
Loading	(6) Dock-High Doors (4 with Levelers) (1) Drive-In Door (9' x 10') (2) Rail Doors
Clear Height	±24'
Power	3-Phase (TBV)
Sprinkler	Yes
Zoning	I-1 (City & County of Denver)
Asking Rate	Call Broker for Pricing
Operating Expenses	\$2.58/SF (Est. 2026)



UNITS J, N

Available SF	±93,465 SF
Office	±7,751 SF (in three locations)
Loading	(12) Dock-High Doors (7 with Levelers) (2) Drive-In Doors (9' x 10' & 14' x 14') (6) Rail Doors
Clear Height	±24'
Power	3-Phase (TBV)
Sprinkler	Yes
Zoning	I-1 (City & County of Denver)
Asking Rate	Call Broker for Pricing
Operating Expenses	\$2.58/SF (Est. 2026)



Front Park/Front Load Design



Low OPEX \$2.71/SF (Est. 2025)



Possible rail service option (subject to track agreement)

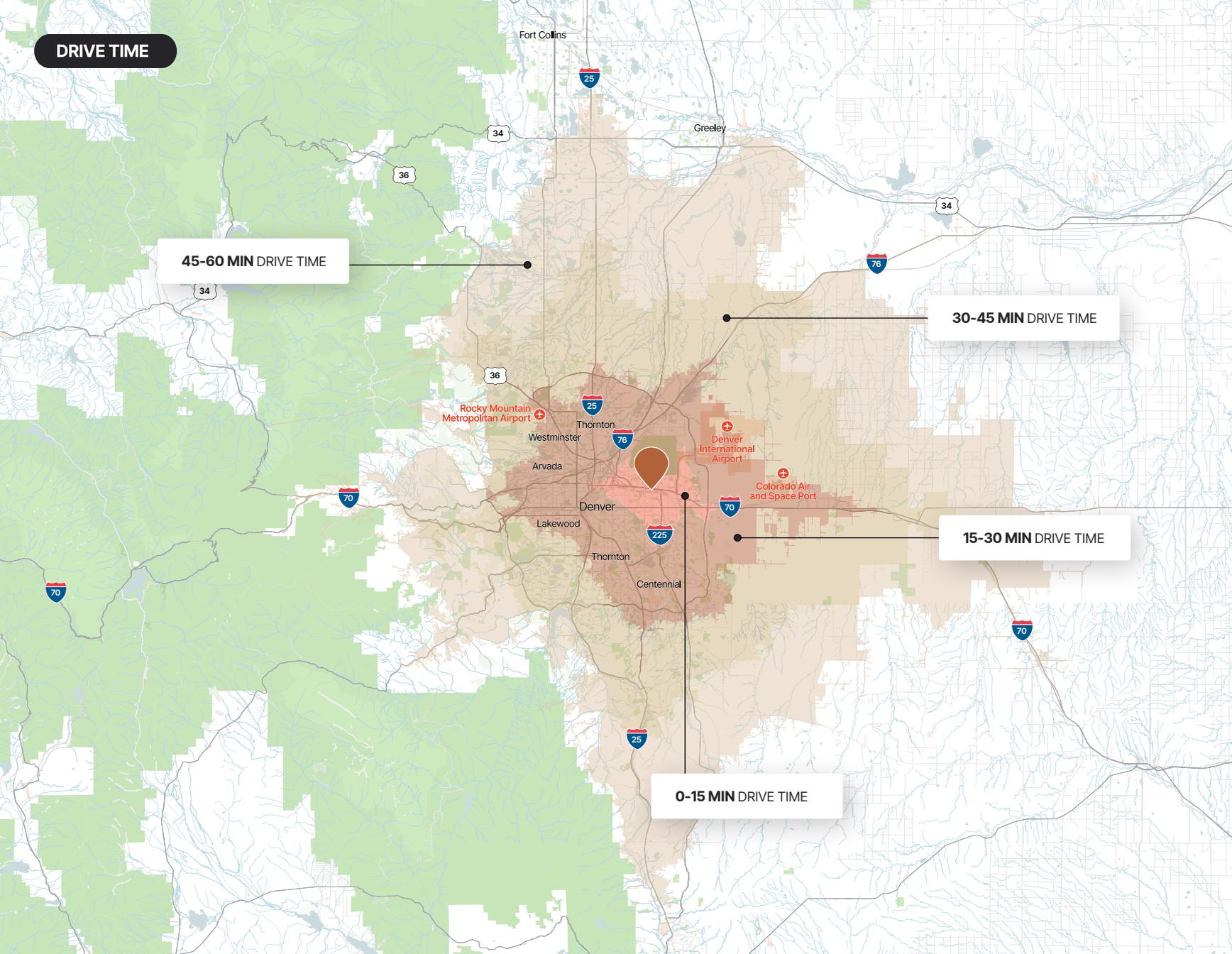
DRIVE TIME

45-60 MIN DRIVE TIME

30-45 MIN DRIVE TIME

15-30 MIN DRIVE TIME

0-15 MIN DRIVE TIME



REGIONAL ACCESS

CHEYENNE

106 MILES

SANTA FE

360 MILES

SALT LAKE CITY

507 MILES

LAS VEGAS

758 MILES

HELENA

793 MILES

BOISE

871 MILES

RENO

1,001 MILES

LOS ANGELES

1,026 MILES

SAN FRANCISCO

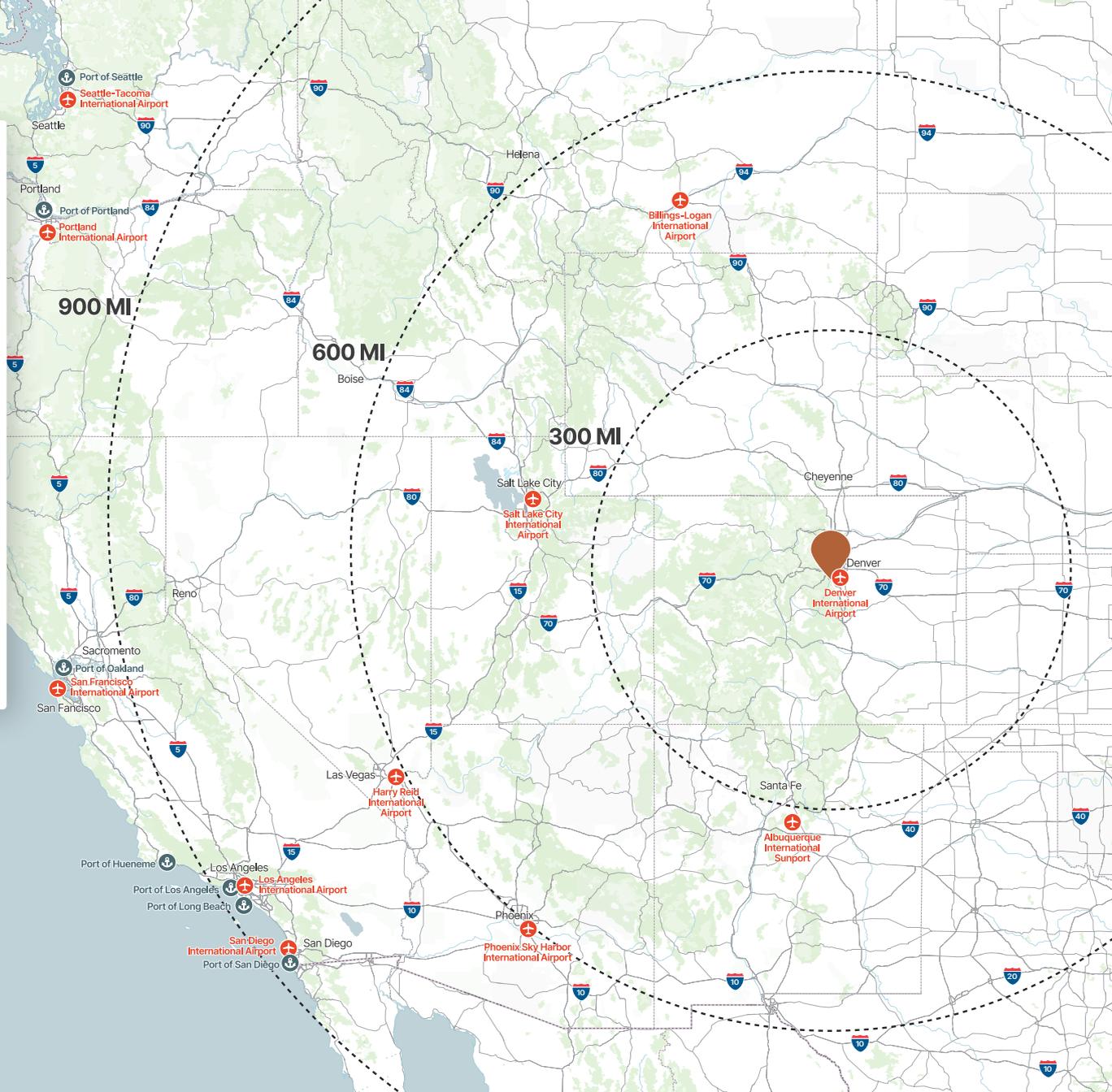
1,219 MILES

PORTLAND

1,298 MILES

SEATTLE

1,372 MILES



CONTACT INFORMATION



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