

# Industrial / Flex / Warehouse for Lease

2010 S CHEROKEE STREET, DENVER, CO 80223



[Explore Virtual Tour](#)

## Overview

Hoff & Leigh presents 5,300 SF industrial/flex/warehouse space for lease. Two (2) semi dock-high doors and two (2) drive-ins. Three (3) 12' overhead doors. Ideal location for warehouse and industrial users with great access to Santa Fe Drive and Broadway. Two blocks away from Evans RTD Light Rail Station. Small covered storage area in the rear. Great visibility and signage opportunities.

For more info, please text/call: Lisa Langiewicz at (970) 903-4198

5,300 SF: \$13.50/SF/YR + \$5.72/SF/YR NNN = \$8,488.83/ Month.

Hoff & Leigh listing website: <https://www.hoffleigh.com/listing/2010-s-cherokee-street/>

## Highlights

- 2 Semi-Dock High Doors
- 2 Drive-in Doors
- 3 - 12' Doors
- Private Bathroom
- Easy Access to Santa Fe

## Property Details



**Lease Rate**  
\$13.50 SF/YR  
(+ \$5.72 PSF NNN)



**Space Available**  
5,300 SF



**Building Size**  
5,300 SF



**Zoning**  
I-A

## Zoning Information

Rev: November 18, 2024





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## Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



**Lisa Langiewicz**

C: 970.903.4198

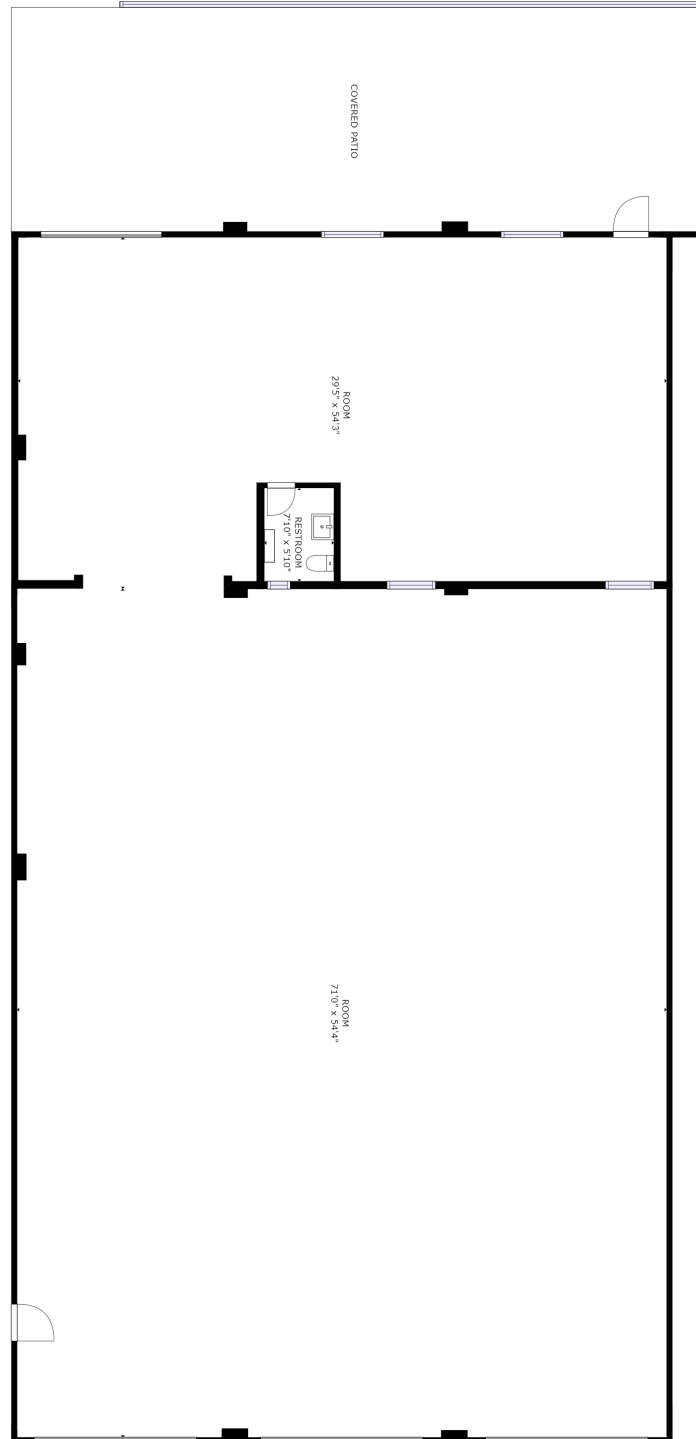
O: 720.572.5187

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2000 S Cherokee St, Denver, Colorado, 80223

## DEMOGRAPHICS



175,286  
Population



35.6  
Median Age



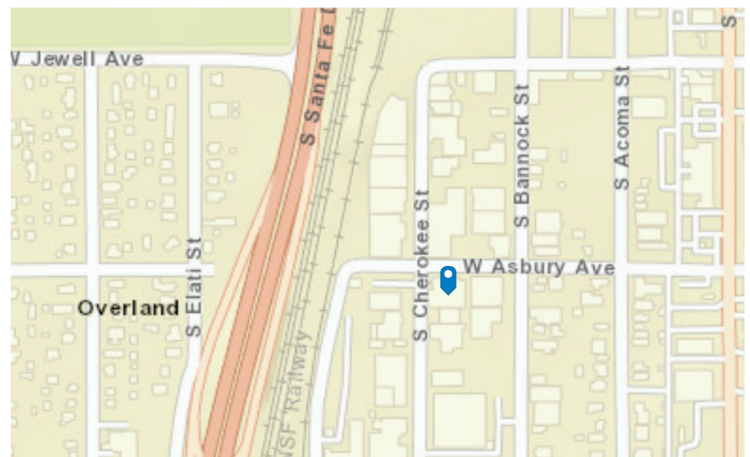
2.3  
Average  
Household Size



\$70,408  
Median Household  
Income

## TRAFFIC COUNT

Cross street	Traffic 1	Distance
S Cherokee St	32,000	0.1
S Acoma St	29,760	0.1
W Jewell Ave	84,000	0.1
S Acoma St	29,939	0.1
E Asbury Ave	25,000	0.2



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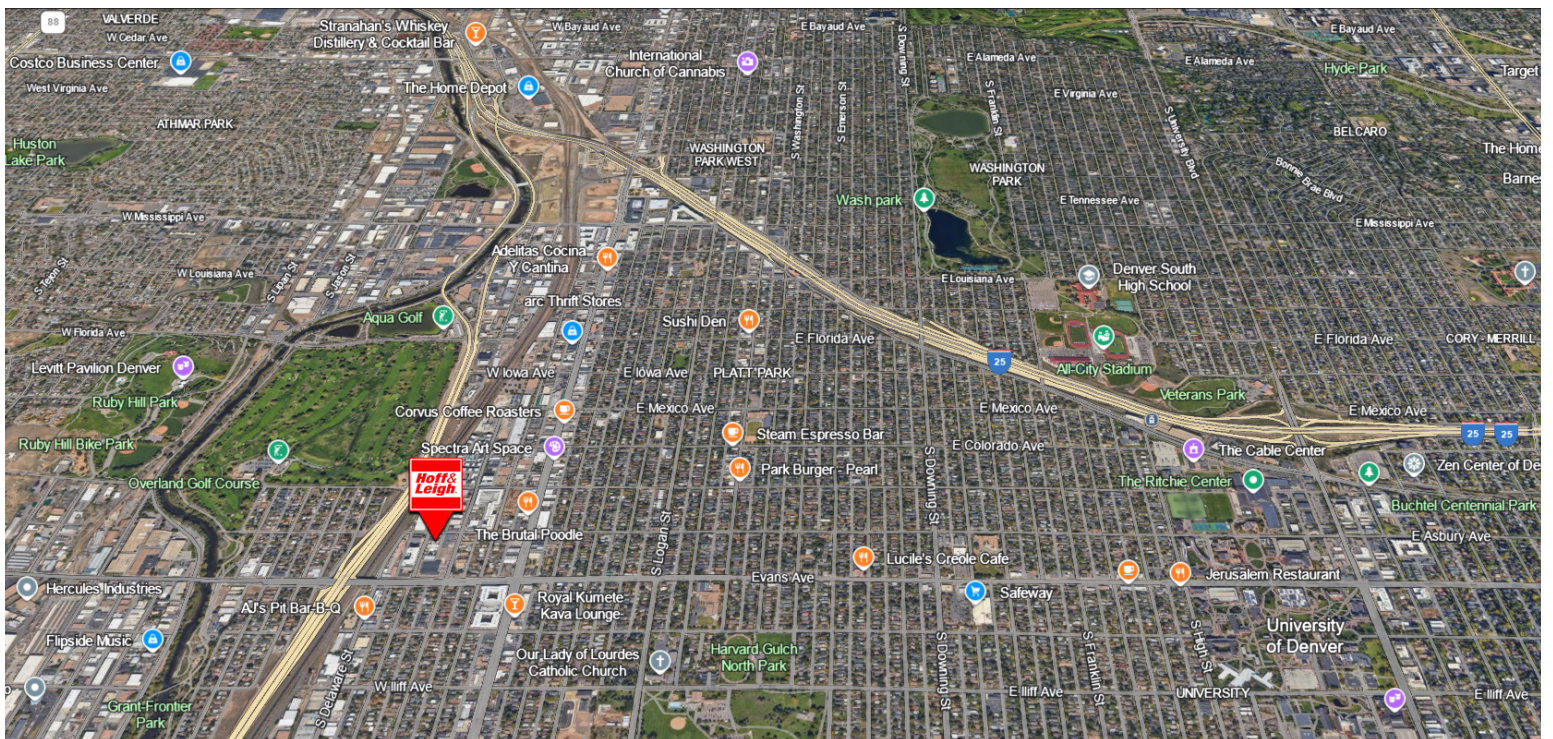
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