

2650 W. 6TH AVE, SUITE B
DENVER, COLORADO

Gruber Commercial Real Estate, Inc | 209 Kalamath Street #9, Denver, CO 80223 | Tel: 720-490-1442



Central 14,561 SF Heavy Powered Warehouse Space | FOR LEASE

BUILDING SIZE: 14,561 SF

PROPERTY HIGHLIGHTS

- Extremely Central Location
- Potential 6th Avenue Visibility
- Heavy 3 Phase Power/ Well Distributed
- LED Lighting
- Modern Urban Office Build-out
- Fully Sprinklered Building
- Local Ownership
- Can be leased with Suite C, which is an additional 15,000 SF



LEASE RATE
REDUCTION

\$5.00/SF NNN

Russell Gruber

Industrial Specialist / Owner

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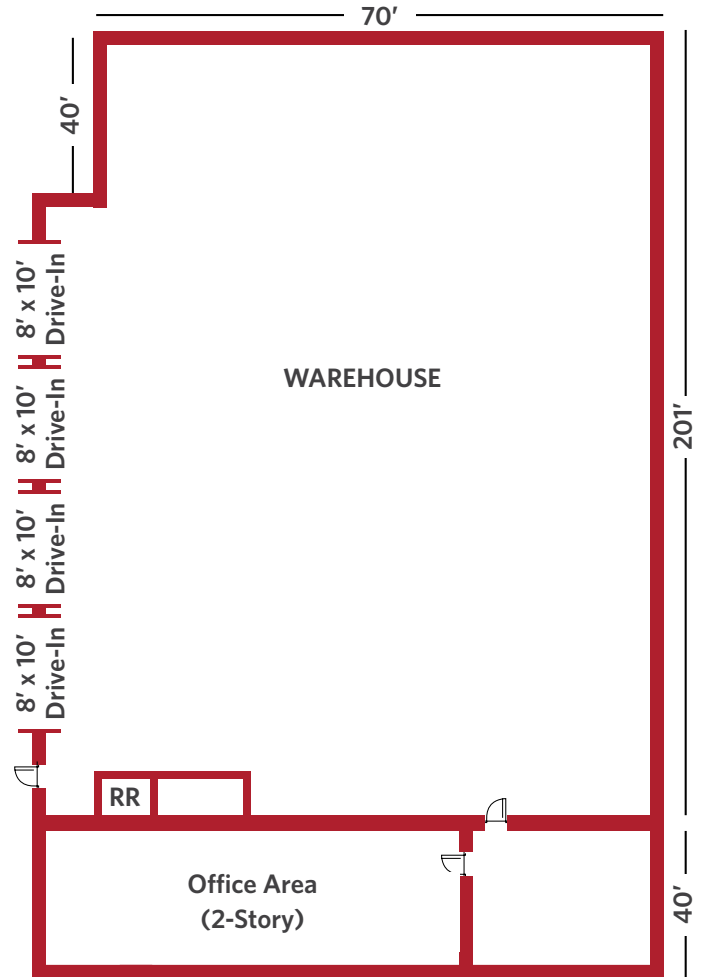
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PROPERTY DETAILS

- **Unit Suite:** B
- **Space Available:** 14,561 SF
- **Office:** 5,840 SF (2- story with A/C)
- **Lease Rate:** \$5.00/SF NNN
- **NNN Estimate:** \$4.20/SF
- **City/County:** Denver/Denver
- **Zoning:** I-A
- **Sprinkler:** Yes/Wet System
- **Clear Height:** 21'FT
- **Loading:** 4 Dock High Doors
- **Power:** Very Heavy 3-Phase
- **Heat:** Gas forced in warehouse
- **A/C:** Office Areas Only

FLOOR PLAN



AERIAL VIEW



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