

# INDUSTRIAL FOR LEASE

153 Vallejo St, Denver, CO 80223



**LEASE RATE**  
\$9.00/SF NNN



**EST NNN**  
\$4.75/SF



**SPACE AVAIL.**  
5,000 SF



**ZONING**  
I-A

## SUMMARY

**153 Vallejo St.** is a 5,000 SF temperature-controlled warehouse with a 10'x10' drive-in door and 12' ceiling clears. The space itself is 4,000± SF of higher clear warehouse, with another 1,000 SF of lower clear flex space, two ADA restrooms, a kitchenette, and a small office at the front of the unit. This space may have access to the fenced yard via two-man doors on the South side of the building.

## HIGHLIGHTS

- 12' clear heights
- One 10' by 10' drive in door
- Quick access to I-25
- New roof (2024)
- Temperature controlled warehouse
- Two restrooms

## NORTHPEAK TEAM

### DREW WILLIAMS

Advisor

(303) 917-5232

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### GREG JOHNSON

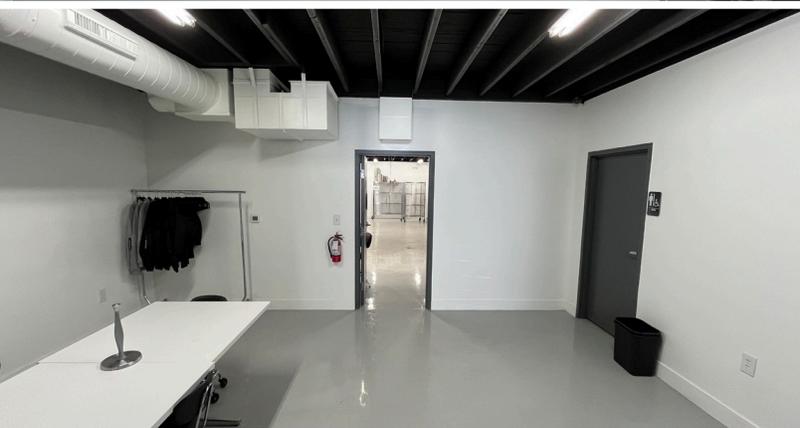
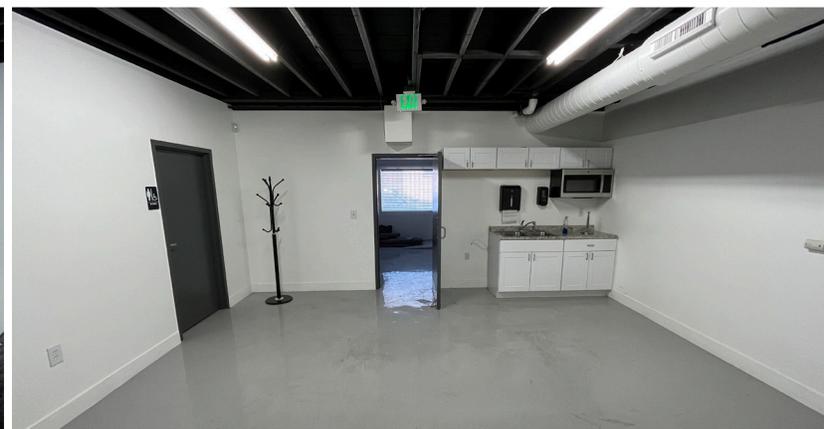
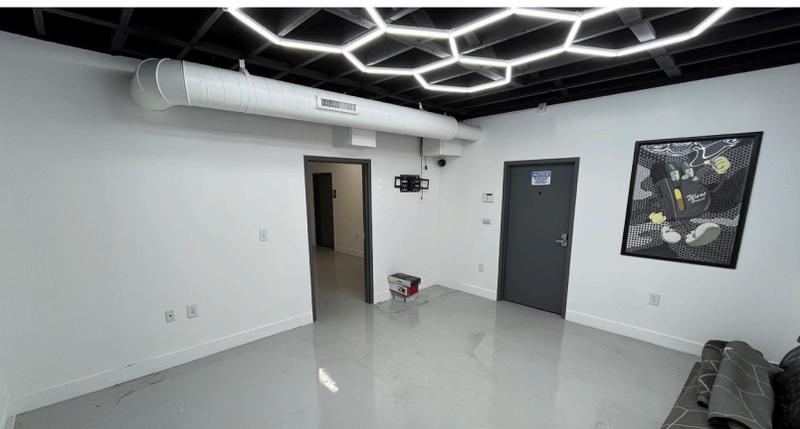
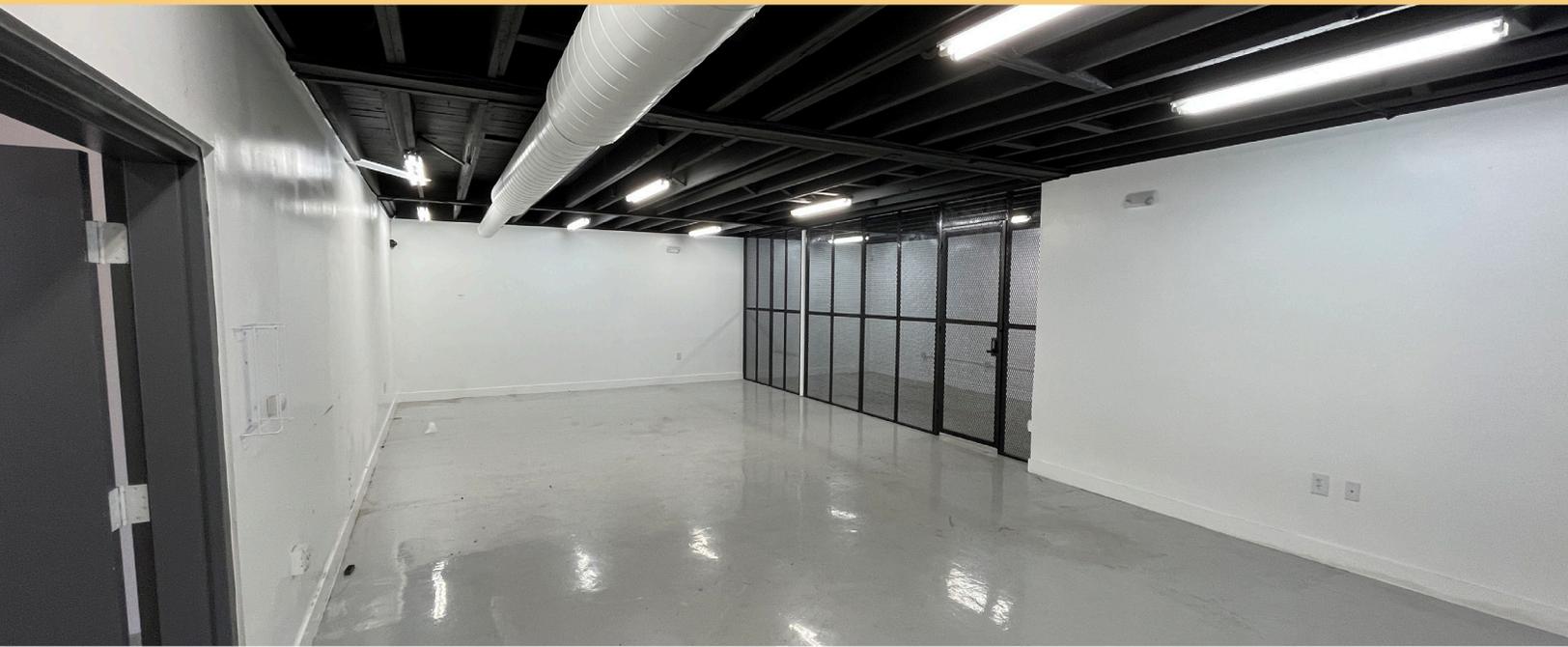
Senior Advisor

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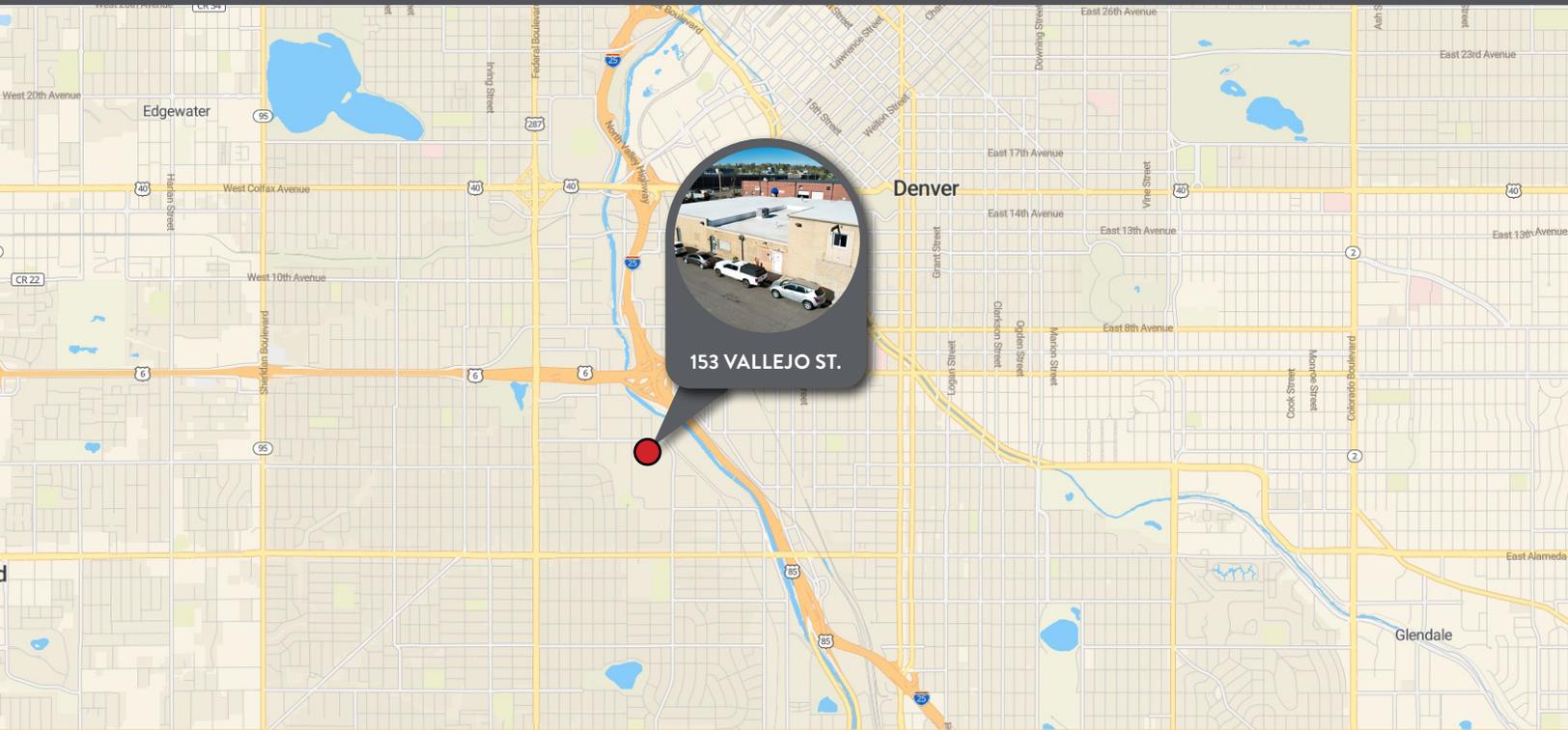
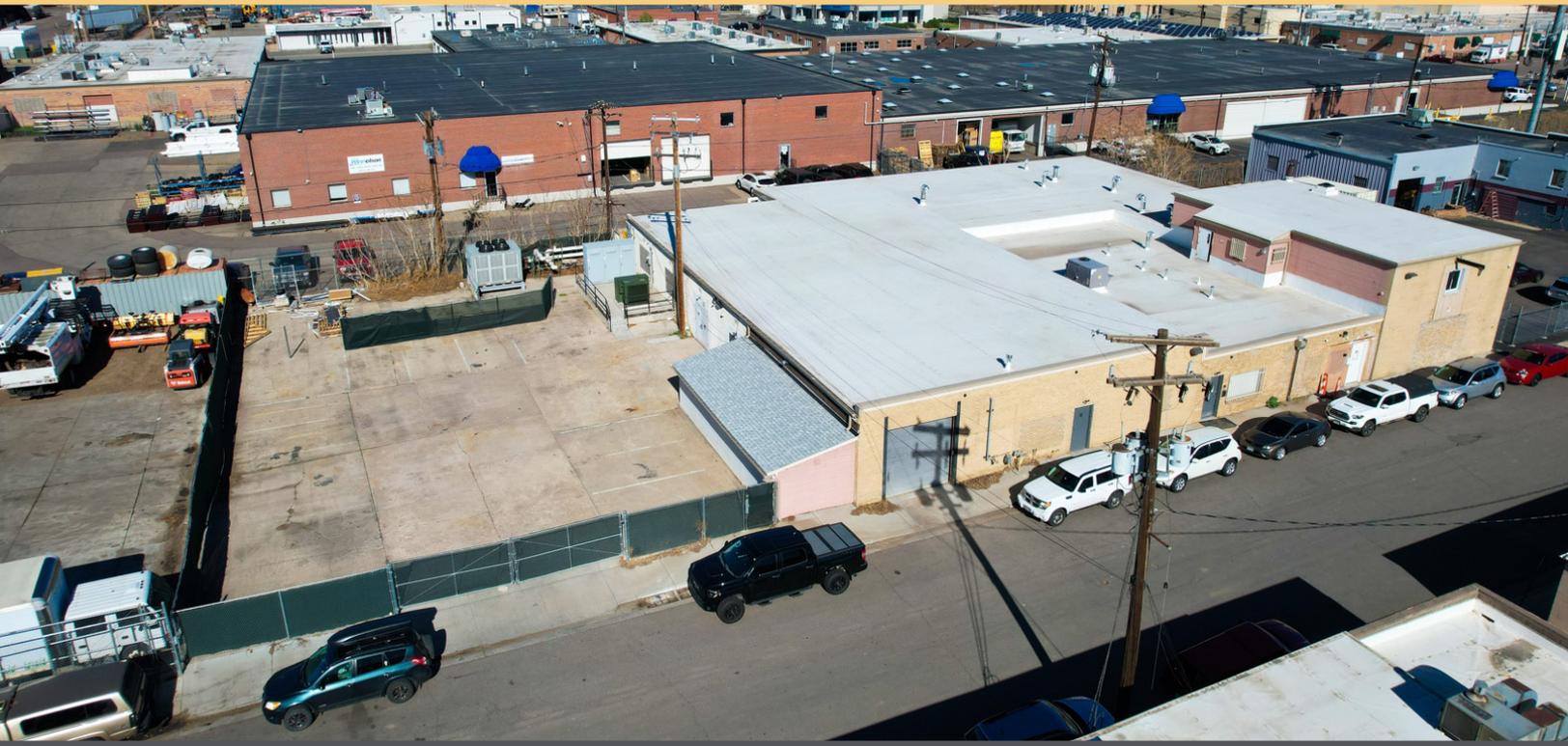
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