

INFILL CREATIVE  
WAREHOUSE & MAKER SPACE  
FOR LEASE

The  
*Refractory*

890 NAVAJO STREET, DENVER, CO



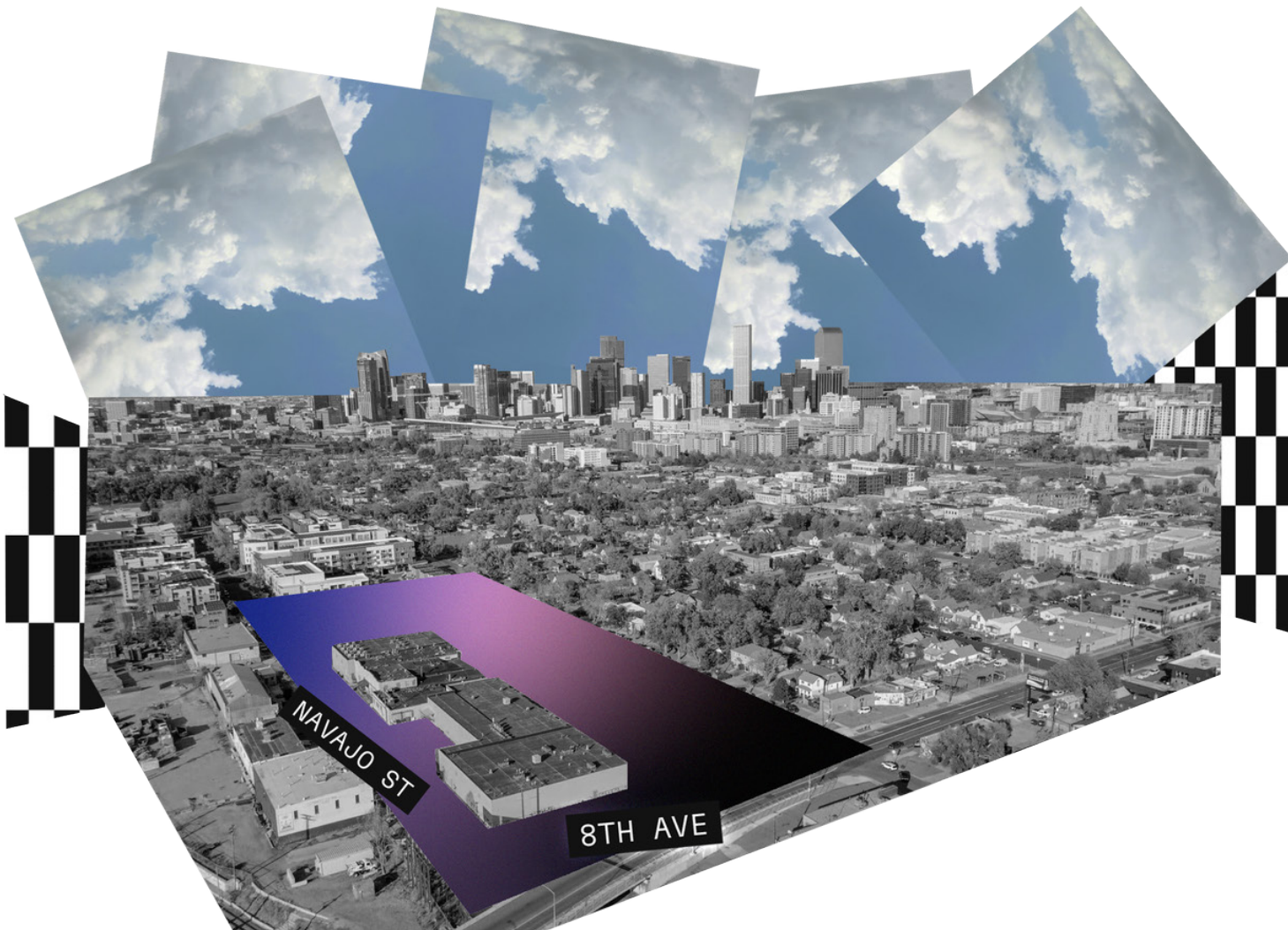
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## LEASING OPPORTUNITY OVERVIEW:

Located in the heart of Denver, **890 Navajo** is a historic building with a rich past, originally serving as a pickle production facility. Over the years, it has undergone significant expansions and major power upgrades, making it an ideal space for modern industrial and commercial use.

### THIS CENTRALLY LOCATED PROPERTY FEATURES:

**Flexible leasing options:** Spaces range from 3,703 SF to 56,160 SF

**Modern upgrades:** New LED lighting, upgraded sprinkler systems, and a brand-new HVAC system

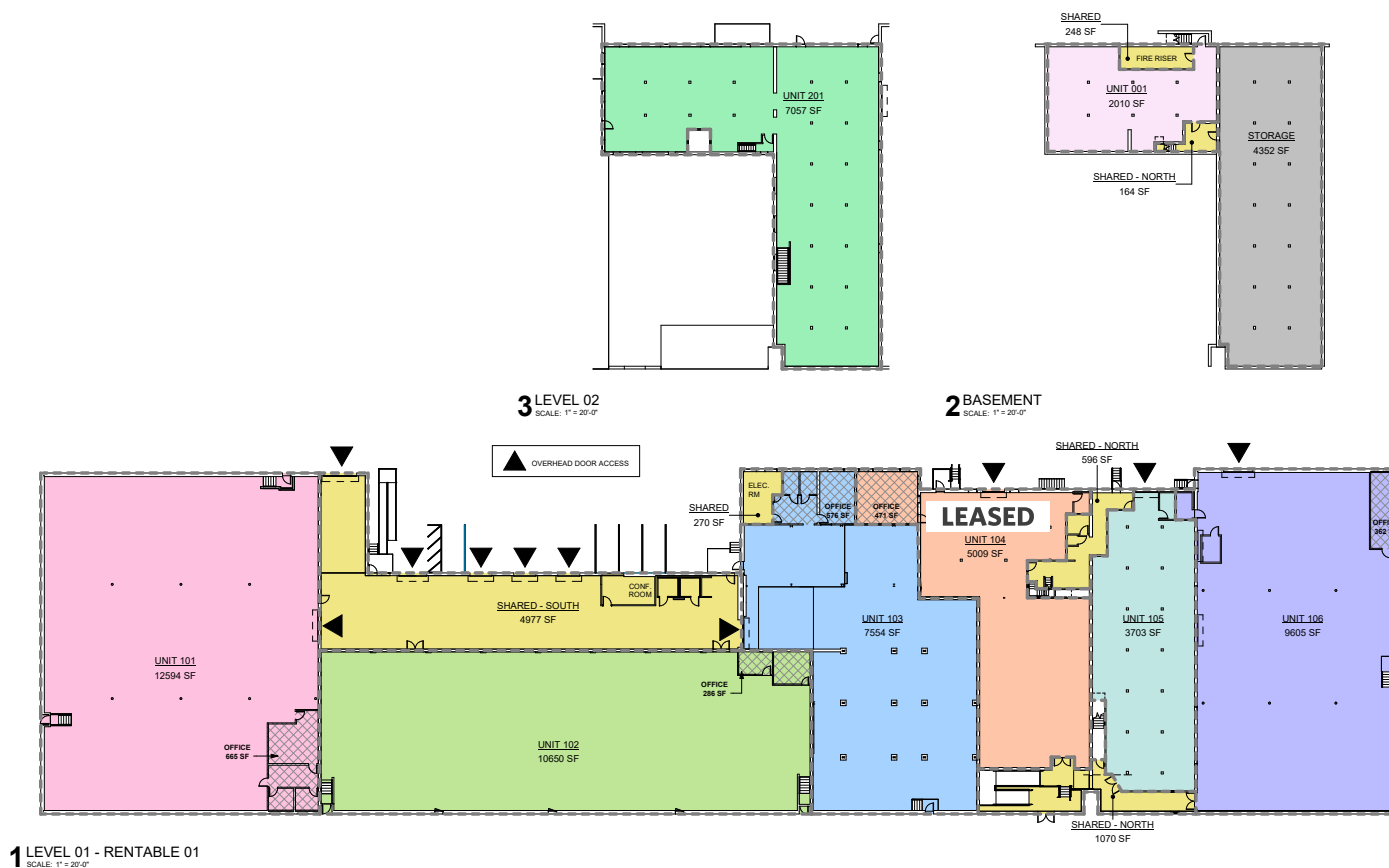
**Efficient access:** Dock-high loading, ADA accessibility, and 24/7 building access

**Versatile spaces:** Units offer unique characteristics, including varying clear heights, natural light, and industrial charm



For businesses seeking a dynamic and centrally located warehouse space, **890 Navajo** is a must-see.

## FLOOR PLAN | UNIT SIZES | RATES



**UNIT #101:** 12,594 SF (south end of building)

- 18'ft clear with only 6 columns in space
- \$11.95NNN

**UNIT #102:** 10,650 SF

- 14'ft clear with no columns in space.
- \$11.95NNN

**UNIT #103:** 7,554 SF

- 10'-14'ft clear (pitched roof)
- \$12.50NNN

**LEASED » UNIT #104:** 5,009 SF

- 17'ft clear (barrel roof)
- \$13.50NNN

**UNIT #105:** 3,703 SF

- 10'ft clear
- \$12.95NNN

**UNIT #106:** 9,605 SF (north end of building)

- 18ft clear and only 4 columns
- \$11.95NNN

**UNIT #201:** 7,057 SF

- 9'ft clear
- \$5.00NNN

**BASEMENT UNITS**

**UNIT #001:** 2,010 SF

**STORAGE UNIT:** 4,352 SF

- 7ft clear (mostly storage-oriented space)
- \$2.00NNN

**NNN ESTIMATE:** \$6.50/SF

## BUILDING OVERVIEW



PROPERTY ADDRESS:  
**890 Navajo St, Denver, CO**



ZONING:  
**I-A (light Industrial)**



HEAT/COOLING:  
**Fully temperature controlled**



LEASE PRICE:  
**See Page 4**



ACCESSIBILITY:  
**ADA access**



POWER:  
**Heavy 3 phase power**



FOR LEASE SPACE:  
**3,703 SF up to 56,160 SF on one level\***



PROPERTY TAXES (2024):  
**\$114,243.34**



PARKING:  
**Fenced Parking at adjoining property**



SITE SIZE:  
**62,650 SF**



LOADING:  
**8 dock doors and 1 ramped door**



OTHER:  
**Tons of natural light throughout**



CITY/COUNTY:  
**Denver/Denver**



CLEAR HEIGHT:  
**10' - 14' ft**



The Refractory Website:  
**therefractorydenver.com**



YOC:  
**1956 (major updates in 2025)**



SPRINKLERED:  
**Fully sprinklered**

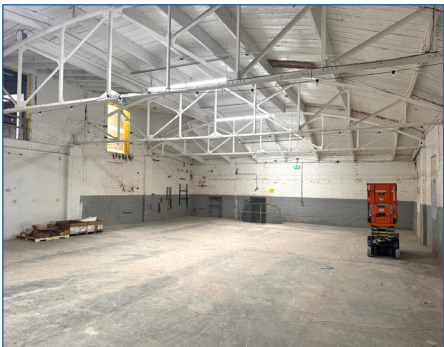


The Refractory Instagram:  
**@TheRefractoryDenver**

\*Additional upstairs and basement space for lease (See page 4)



PROPERTY PHOTOS





## LINCOLN PARK NEIGHBORHOOD

Lincoln Park is one of Denver's oldest neighborhoods located just south of Downtown Denver with boundaries of Colfax on the north side, 6th Avenue on the south side and the South Platte River on the west side.

Many of the homes in the area date back to the early 1900's. The neighborhood is home to some of Denver's most historic buildings including the Buckhorn Exchange, Byers Library, Midwest Steels and Iron Works, the Samsonite House, West High School and St. Joseph Roman Catholic Church. In addition to the history, Lincoln Park is located within the Santa Fe arts district which offers more than 40 art galleries, shops and restaurants.

Within the neighborhood is the actual Lincoln Park which is located at 11th and Mariposa and offers basketball courts, a pool, a softball field and a recreation center. The Park is surrounded by residential developments ranging from two-story brick Victorian homes to more modern single-family detached homes on the east side. The west side offers new modern higher rise apartments and condo space.



# The Refractory

890 NAVAJO STREET, DENVER, CO



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