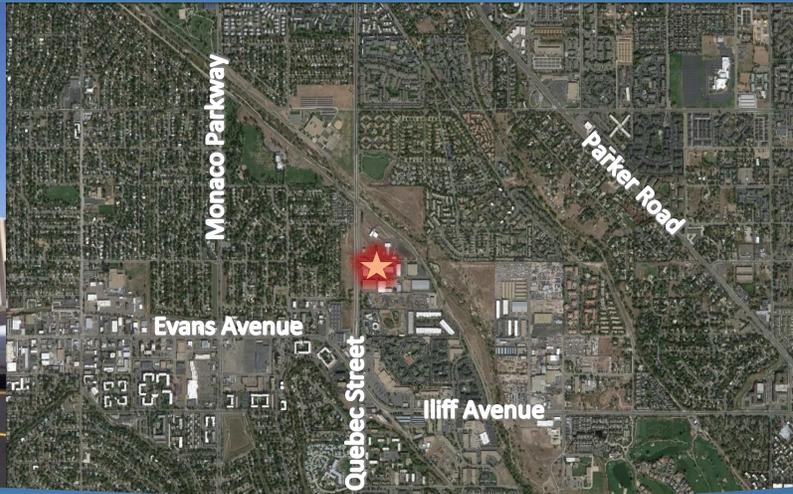


# Industrial for Lease



1900 South Quince Street, Denver, CO 80231



**Building Size:** 16,047 SF

**Available:** Unit F

**Square Feet:** 1,920

**Office:** Approximately 500 SF

**Year of Construction:** 1976

**Loading:** 10' x 12' Drive-in

**Clear Height:** 14'

**Power:** 3 Phase - 200 AMPS

**Zoning:** I-A

**County:** Denver

**Lease Rate:** \$13.25/SF NNN

**Estimated Expenses:** \$5.68/SF

## Building Comments:

- Located in Unincorporated Arapahoe County
- Numerous amenities located in the immediate area
- Major cross streets include Iliff Avenue and Quebec Street
- Oversize drive in loading door
- Access to both I-25, I-225, Hampden Avenue and the Denver Tech Center
- No automotive repair/body work allowed



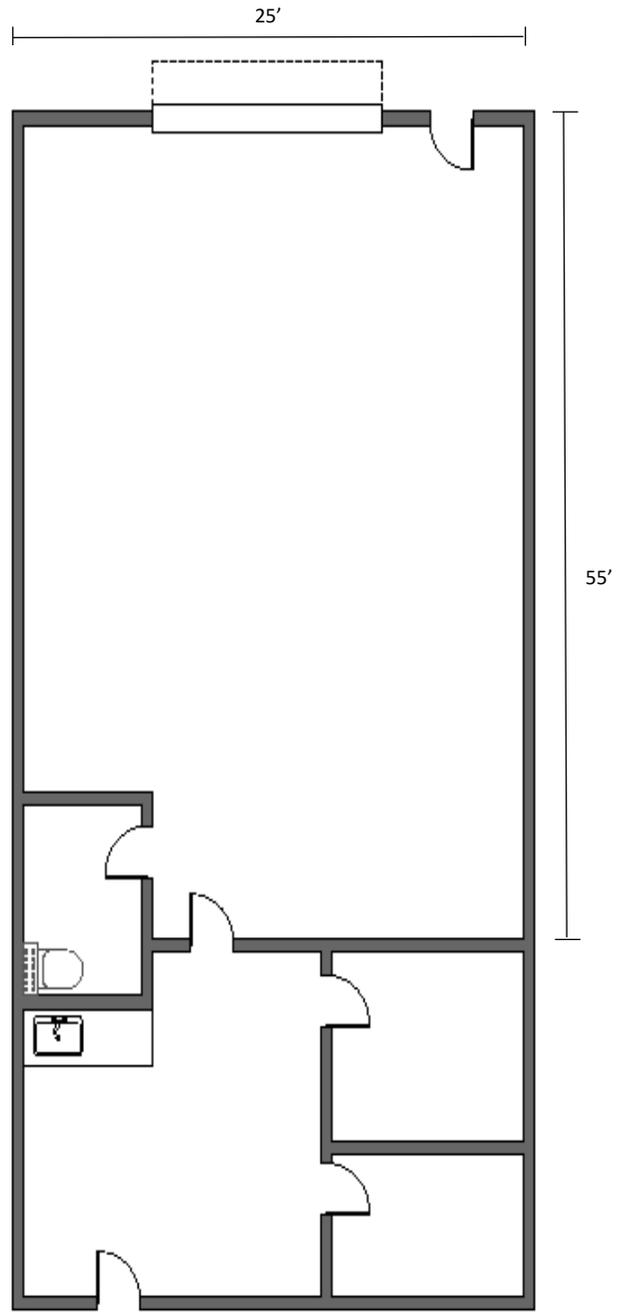
**Jeff Kummer, Principal**

**P: 303.885.4725**

**E: [jkummer@altitudecommercial.com](mailto:jkummer@altitudecommercial.com)**



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\*All dimensions are approximate