

FOR LEASE | FREESTANDING INDUSTRIAL WITH FENCED YARD

6035 EAST 38TH AVENUE

DENVER, COLORADO 80207

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



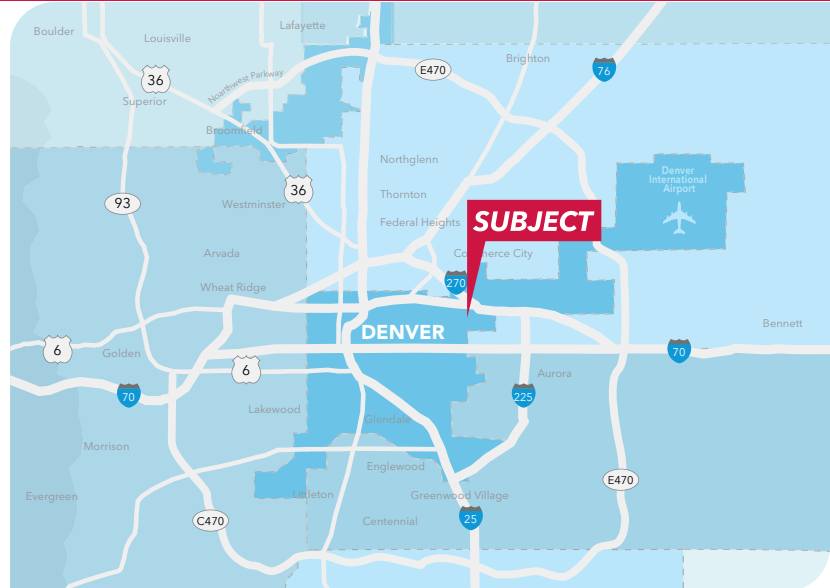
VACANT, CLEAN & RENOVATIONS COMPLETE!



CLICK FOR VIDEO

PROPERTY FEATURES

AVAILABLE SIZE	Warehouse:	17,280 SF
	Office:	3,050 SF
	Total:	20,330 SF
LAND SIZE	1.07 Acres	
CONSTRUCTION	Masonry	
LOADING DOORS	2 Dock-high doors 1 Drive-in door	
CLEAR HEIGHT	12' - 18'	
PARKING	1.48 : 1,000 SF	
ZONING	I-MX-3	
SPRINKLERED	Class IV	
LEASE RATE	\$8.95 \$8.50/SF NNN	
OPERATING EXPENSES	\$3.65/SF (Estimated for 2025)	
TAXES	±\$2.65/SF	



PROPERTY HIGHLIGHTS

- Conveniently located for quick access to I-70 and downtown Denver
- Great for light manufacturing and warehousing
- Fenced yard and drive-in loading
- Will consider a machine shop, a CNC manufacturing operation, or a material supplier
- Will also consider a shorter lease at a higher rate

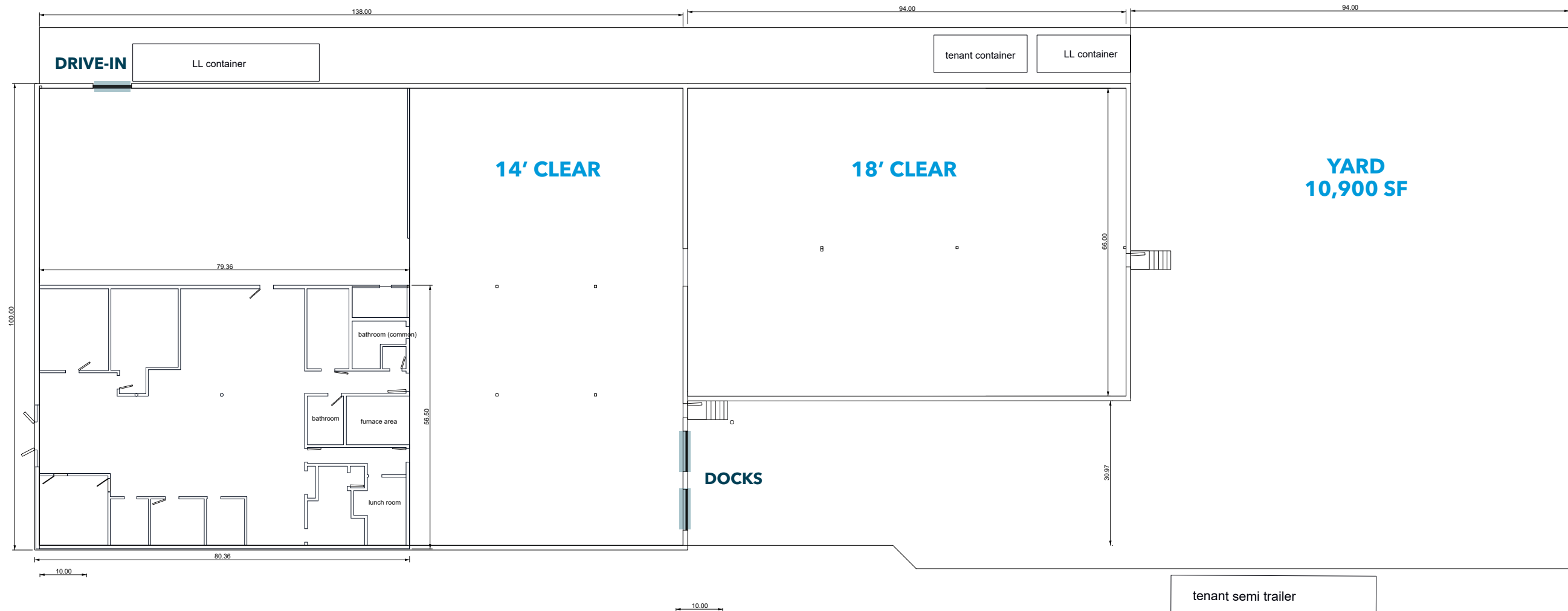
FOR LEASE | FREESTANDING INDUSTRIAL WITH FENCED YARD

6035 EAST 38TH AVENUE

DENVER, COLORADO 80207

VACANT, CLEAN AND RENOVATIONS
ARE COMPLETE!

FLOORPLAN



HIGHLIGHTS

- New roof in 2016
- Loading dock rebuild and upgrades in 2020
- New drive-in loading door in 2022
- New office HVAC in 2020
- New warehouse high efficiency heaters in 2019 and 2021
- Building is vacant, in good condition, clean and renovations are complete!



FOR LEASE | FREESTANDING INDUSTRIAL WITH FENCED YARD

6035 EAST 38TH AVENUE

DENVER, COLORADO 80207

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



GATED/FENCED YARD



2 DOCKS (NEW)

FOR MORE INFORMATION CONTACT

KIRK VANINO

kvanino@lee-associates.com
C 303.250.4760

MATT NORA

mnora@lee-associates.com
C 720.295.4353

JACK D'AVANZO

jdavanzo@lee-associates.com
C 203.253.5046

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.