 **JLL** SEE A BRIGHTER WAY

# For lease

Industrial with  
outside storage

16,596 SF available immediately

1520 West 13th Avenue  
Denver, CO 80204

#### Property highlights

- Newly renovated office areas
- Prime central location with views of Downtown Denver
- Fenced outside storage available

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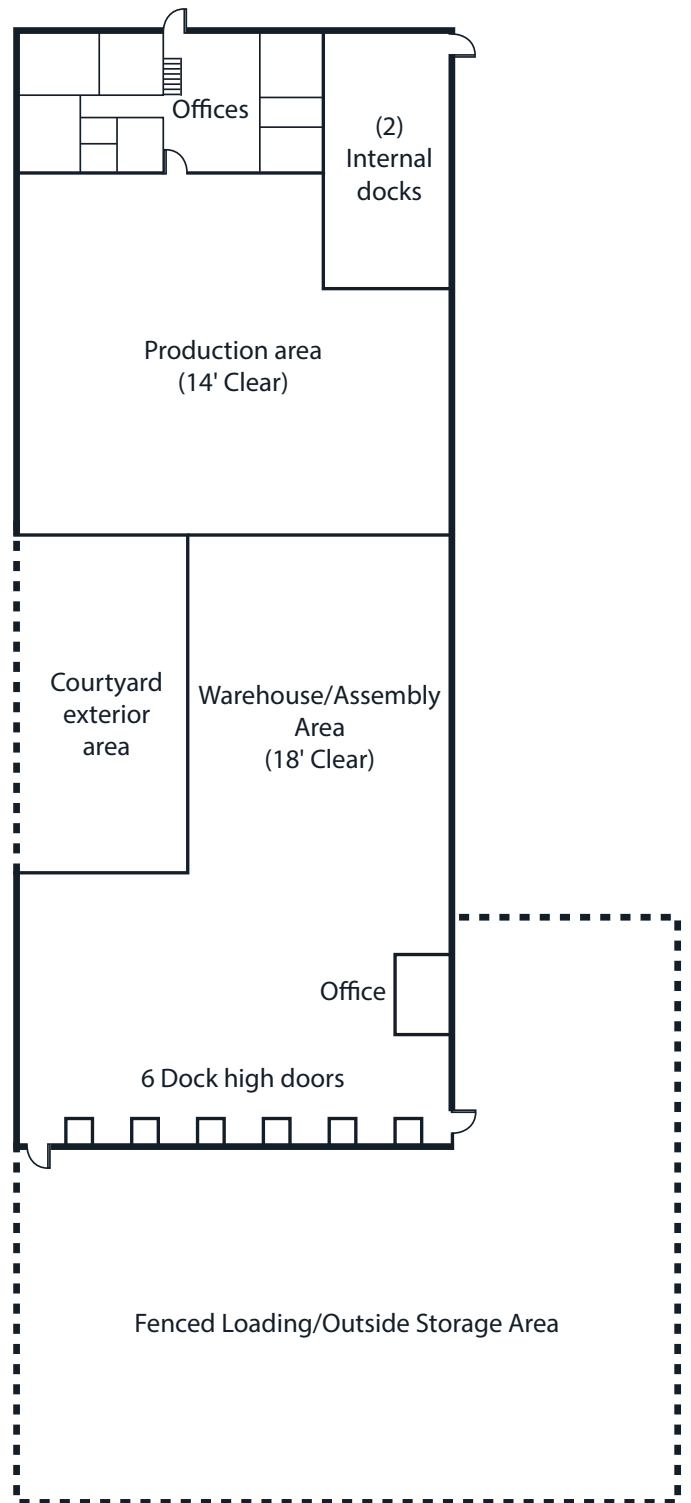
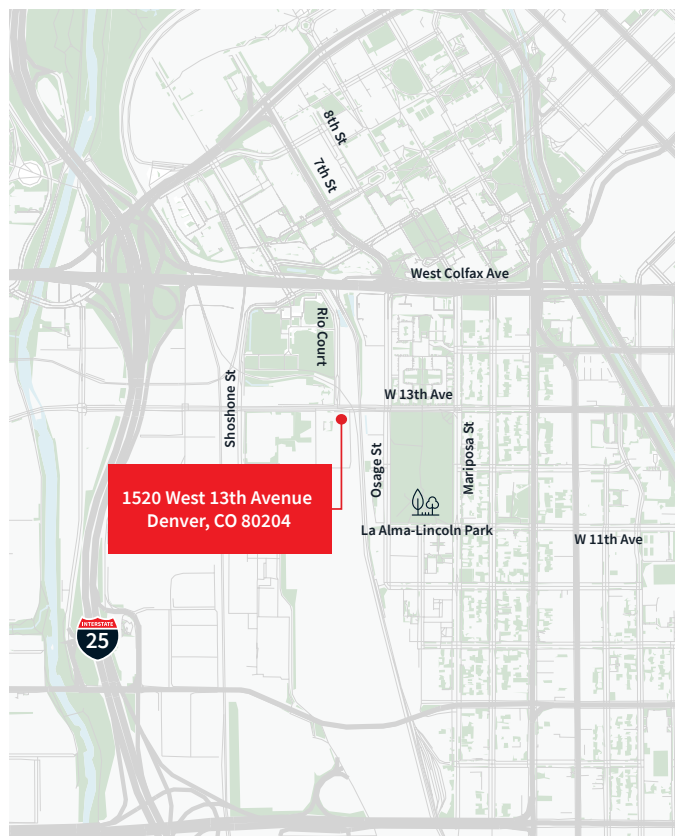
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## Space details

- Available space: 16,596 SF
- Office: 15%
- Warehouse: 85%
- Clear height: 14-18'
- Loading: six (6) dock-high doors (10'x10'), 5 with levelers in rear and two (2) interior docks in front of building
- RE taxes: \$3.09/SF (2025)
- Zoning: I-MX-5
- Yard Area: +/- 13,000 SF fenced (more possible)
- Power: To be verified



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