



RATE REDUCED! FOR LEASE

5,531 - 15,531 SF Office/Warehouse

777 Umatilla St | Denver, CO 80204



**Dock & Drive In Loading
Fully Temp Controlled**

CONTACT:

GREG KNOTT

EXECUTIVE VICE PRESIDENT

303.512.1156

gknott@uniqueprop.com

EARL DUFFY

SENIOR BROKER ASSOCIATE

303.512.2732

eduffy@uniqueprop.com

UNIQUE PROPERTIES

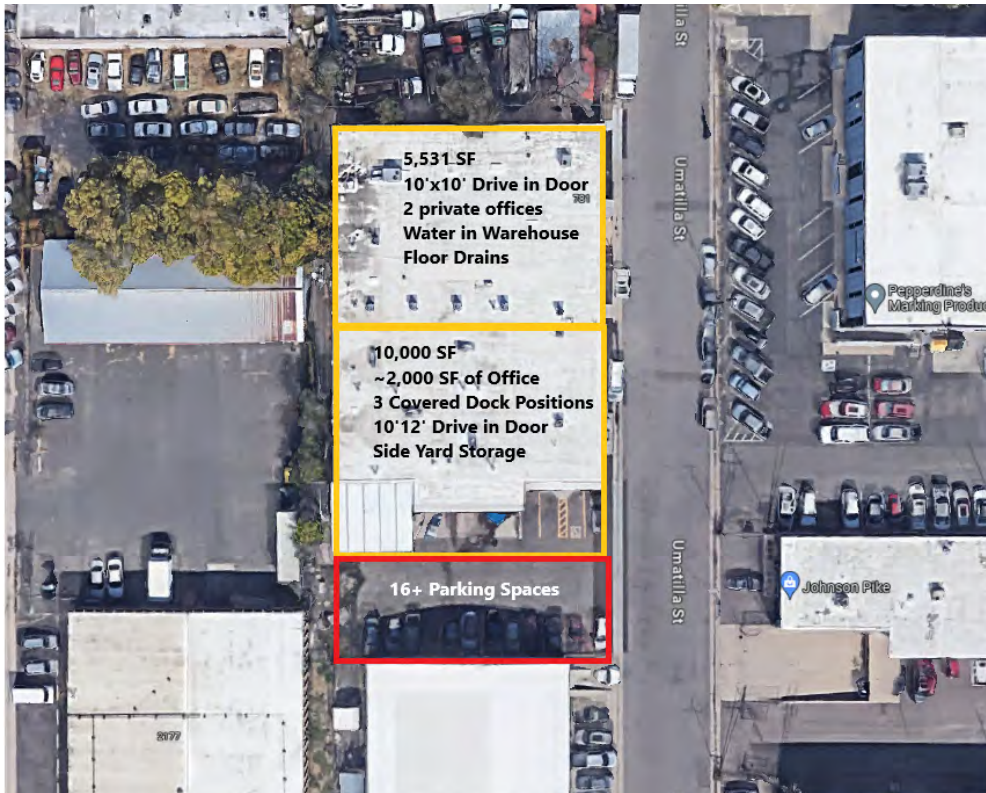
400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

WWW.UNIQUEPROP.COM



OFFERING SUMMARY

Available SF:	5,531 - 15,531 SF \$13/SF
Lease Rate:	\$15 /SF NNN
Est. NNN:	\$4.75/SF
Ceiling Height:	14'
Loading:	2 Dock Doors 3 Dock Positions 2 Drive in Doors
Lot Size:	0.62 Acres
Dock High Doors:	2
Ceiling Height:	14.0 FT
Year Built:	1962
Zoning:	I-A
City/County:	Denver/Denver

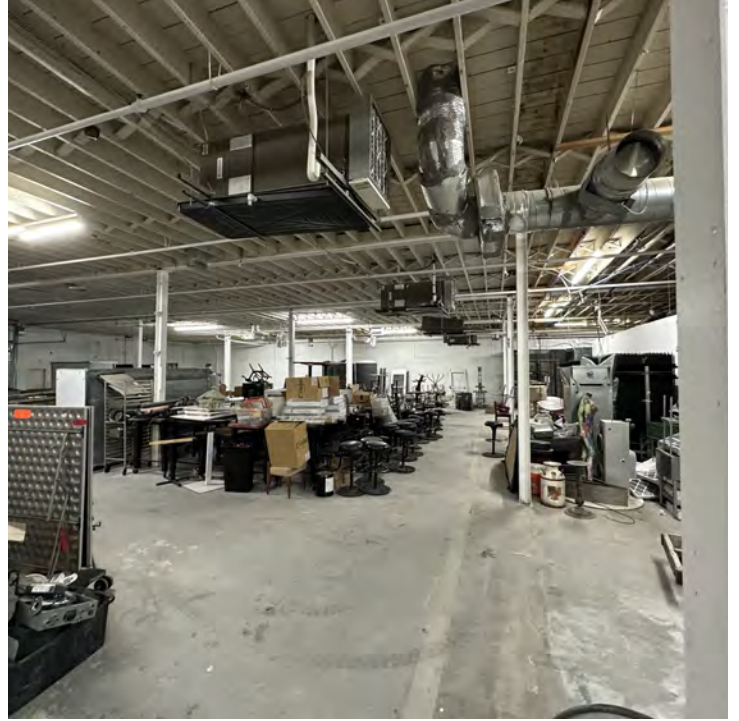
PROPERTY OVERVIEW

Extremely well located property directly off the exit at I-25 and 8th Ave. Fenced parking area, recently renovated and fully temperature controlled. Heavy I-A zoning makes this perfect for HVAC, plumbers, electrical contractors, woodworkers, remediation companies, fleet storage landscapers, maintenance, service companies, and much more. Call Greg or Earl to schedule a showing.

PROPERTY HIGHLIGHTS

- 3 sizes available - 5,531 SF, 10,000 SF or the full 15,531 SF
- Excellent Central Location Directly off I-25
- Dock and Drive In Loading
- Fully Temperature Controlled
- Large Fenced Parking Area
- Permissive Industrial Zoning







CONTACT:

GREG KNOTT
 EXECUTIVE VICE PRESIDENT
 303.512.1156
 gknott@uniqueprop.com

EARL DUFFY
 SENIOR BROKER ASSOCIATE
 303.512.2732
 eduffy@uniqueprop.com

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.



WWW.UNIQUEPROP.COM