

Industrial Warehouse Space For Lease

1100 S KALAMATH STREET, DENVER, COLORADO 80223

[Click Here for Virtual Tour](#)

Overview

1100 S. Kalamath Street is a 10,201 SF free-span industrial warehouse ideally positioned for businesses that require efficient distribution, service, or light manufacturing space in the heart of Denver. Zoned I-A (Industrial), the property offers excellent functionality and flexibility for a wide range of industrial users. The building features a 12' x 14' drive-in overhead door along with one dock-high loading door, allowing for smooth logistics, deliveries, and equipment access.

The clear-span warehouse layout maximizes usable square footage and operational efficiency.

Strategically located just off West Mississippi Avenue, the property benefits from high visibility and easy access to major transportation corridors, including Highway 85, making it an ideal hub for servicing customers throughout Denver and the surrounding metro area. Its central location reduces drive times and enhances distribution capabilities across the region.

This is a rare opportunity to secure a highly functional industrial warehouse in a prime, well-connected Denver location.

10,205SF x \$11/SF/YR + \$4.12/SF/YR/NNN's = \$12,858.29/Month

Highlights

- Free Span Industrial Warehouse
- 12 x 14 Drive In Overhead Door
- One Dock High Loading Door
- Flexible Zoning (I-A)
- High Traffic Visibility

Property Details

Lease Rate

- \$11.00 SF/YR
(+ \$4.12 NNN)

Zoning

- I-A

Space Available

- 10,205 SF

Lot Size

- 0.55 Acres

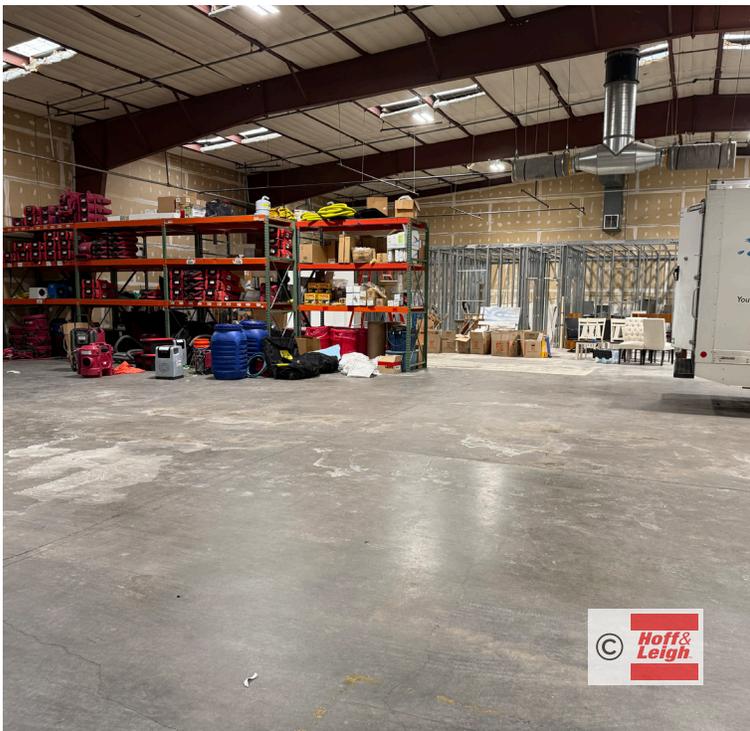
Rev: March 4, 2026





Industrial Warehouse Space For Lease

1100 S KALAMATH STREET, DENVER, COLORADO 80223



Rev: March 4, 2026



Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



Chris Camozzi

C: 303.328.5611

O: 720.572.5187

CCamozzi@HoffLeigh.com



Brandon Langiewicz, SIOR

C: 715.512.0265

O: 720.572.5187

Brandon@HoffLeigh.com



Industrial Warehouse Space For Lease

1100 S KALAMATH STREET, DENVER, COLORADO 80223



Rev: March 4, 2026



Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



Chris Camozzi
C: 303.328.5611
O: 720.572.5187
CCamozzi@HoffLeigh.com

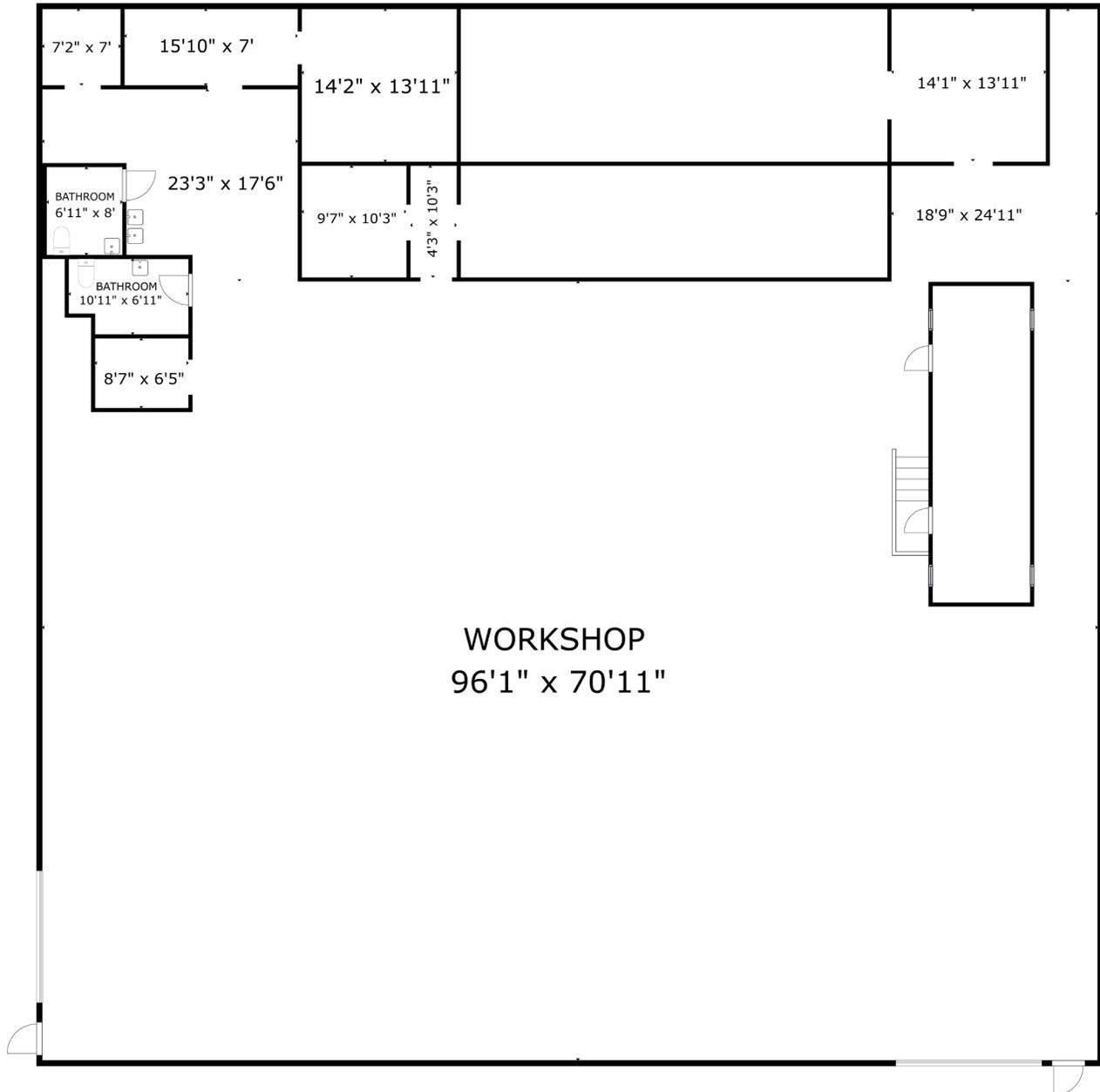


Brandon Langiewicz, SIOR
C: 715.512.0265
O: 720.572.5187
Brandon@HoffLeigh.com

Industrial Warehouse Space For Lease

1100 S KALAMATH STREET, DENVER, COLORADO 80223

Floor Plan



Rev: March 4, 2026



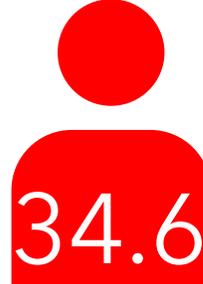
Industrial Warehouse Space For Lease

1100 S KALAMATH STREET, DENVER, COLORADO 80223

DEMOGRAPHICS



201,826
Population



34.6
Median Age



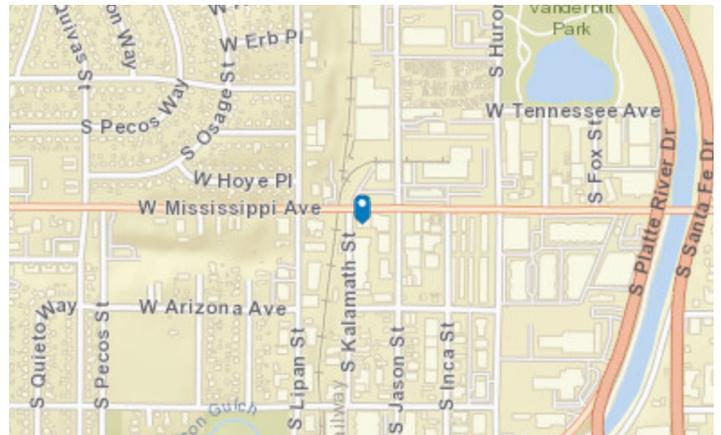
2.2
Average
Household Size



\$93,140
Median Household
Income

TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
W Hoye Pl	4,700	0.1
W Louisiana Ave	3,700	0.3
S Fox St	20,494	0.3
S Huron St	720	0.4
S Santa Fe Dr	20,526	0.4



Rev: March 4, 2026





Industrial Warehouse Space For Lease

1100 S KALAMATH STREET, DENVER, COLORADO 80223



Rev: March 4, 2026



Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



Chris Camozzi

C: 303.328.5611

O: 720.572.5187

CCamozzi@HoffLeigh.com



Brandon Langiewicz, SIOR

C: 715.512.0265

O: 720.572.5187

Brandon@HoffLeigh.com