



# FOR LEASE - SMALL BAY INDUSTRIAL

## Multiple Unit Sizes - Office/Warehouse

2101 S Platte River Dr | Denver, CO 80223



**12' Drive In Loading Doors, Radiant Heating**

### CONTACT:

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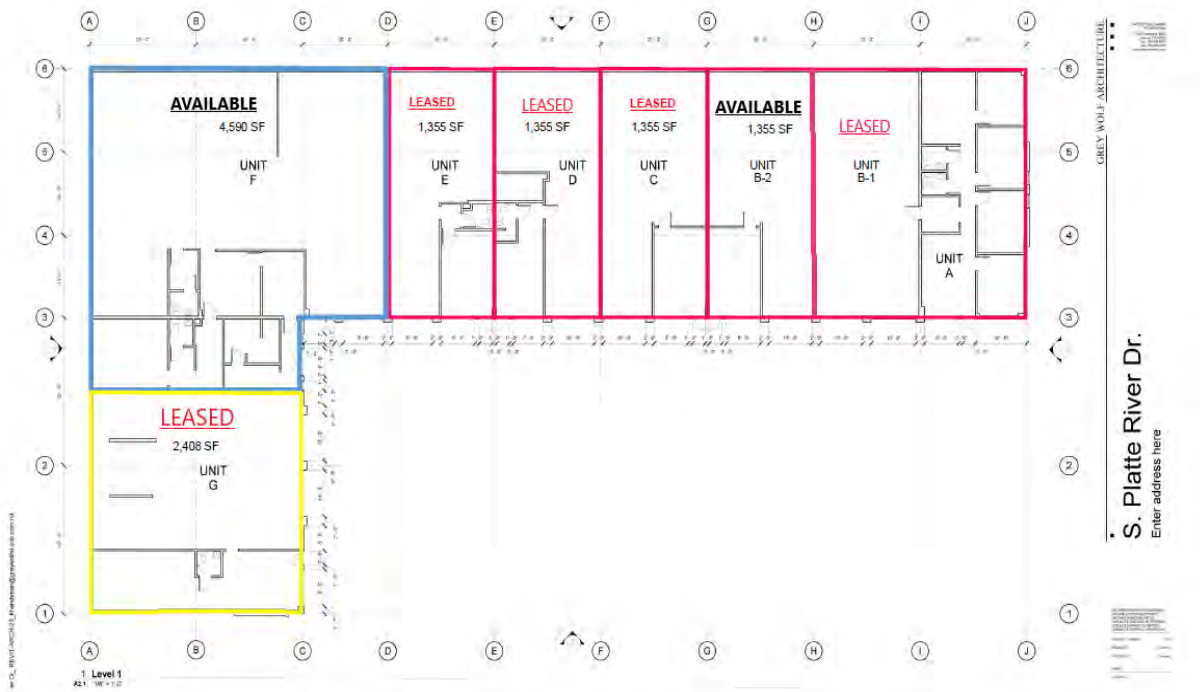


## OFFERING SUMMARY

<b>Available SF:</b>	1,355 & 4,590 SF
<b>Lease Rate:</b>	\$14.50-\$15/SF (NNN)
<b>2024 NNN (Est.)</b>	\$6.56/SF
<b>City/County</b>	Denver/Denver
<b>Loading:</b>	10'x12' Drive In Doors
<b>Ceiling Height:</b>	12' Clear
<b>Power:</b>	600 Amp 3PH
<b>Grade Level Doors:</b>	8
<b>Ceiling Height:</b>	14.0 FT
<b>Year Built/Renovated:</b>	1986/2023
<b>Zoning:</b>	I-A

## PROPERTY HIGHLIGHTS

- Well Located, High Identity Corner of Evans & S Platte River Dr
- Every Unit has 10'x12' Drive In Loading Door
- 2 Units Available: 1,355 4,590 SF or 5,945 SF Non-Contiguous
- Radiant Heating in Each Warehouse Unit
- Free Span (Column Free) Units
- Call Broker for Sales Pricing
- Off Street Parking and Public Parking Across S Platte River Dr.
- Recently Renovated Units
- Hard to Find Smaller Office Warehouse Units with 3 Phase Power

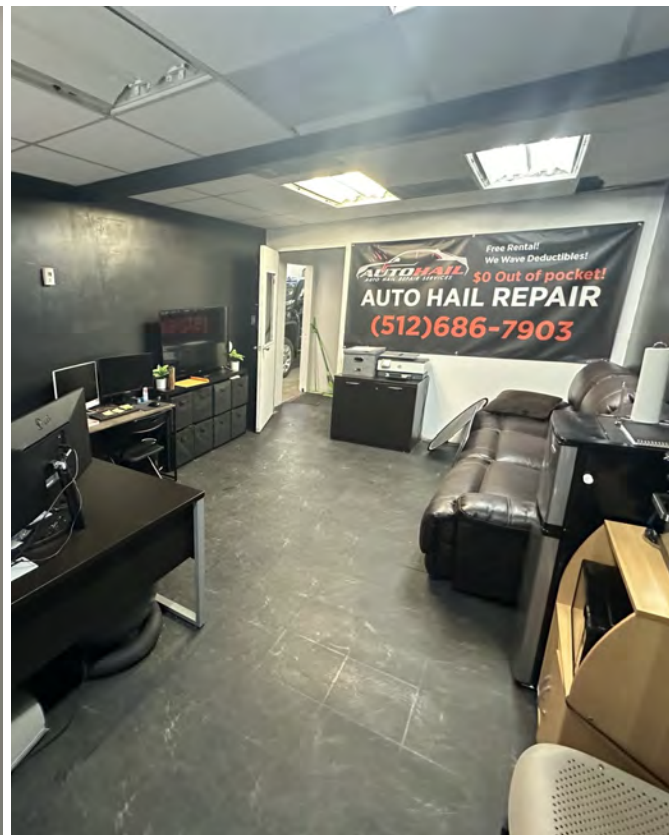


## LEASE INFORMATION

Lease Type:	NNN - \$6.56/SF	Lease Term:	Negotiable
Total Available Space:	1,355 - 5,945 SF	Lease Rate:	\$14.50 - \$15.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit B2	Available	1,355 SF	NNN	\$15.00 SF/yr	Single office/reception with brand new flooring and bathroom - Warehouse has drive in door
Unit F	Available	4,590 SF	NNN	\$14.50 SF/yr	New Office buildout totaling ~600SF - remainder warehouse with drive in door





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