

2531

W 62ND CT

DENVER, CO 80221

INDUSTRIAL W/ YARD • LEASE RATE

\$15/SF + NNN



LAST REMAINING UNIT!
1,040 SF AVAILABLE



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 **UNIQUE**
PROPERTIES

TCN
WILLIAMS

400 S. Broadway | Denver, CO 80209
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PROPERTY HIGHLIGHTS

| | |
|-----------------|-------------------------------|
| Lease Rate: | \$15/SF+NNN |
| NNN Expenses: | \$6.54/SF |
| Available SF: | Unit L: 1,040 SF |
| Lot Size: | 1.2 AC |
| Year Built: | 2002 |
| Zoning: | PUD |
| Drive-In Doors: | 1 - 14' x 10' 1 - 7' x 10' |
| Sprinklered: | Yes |

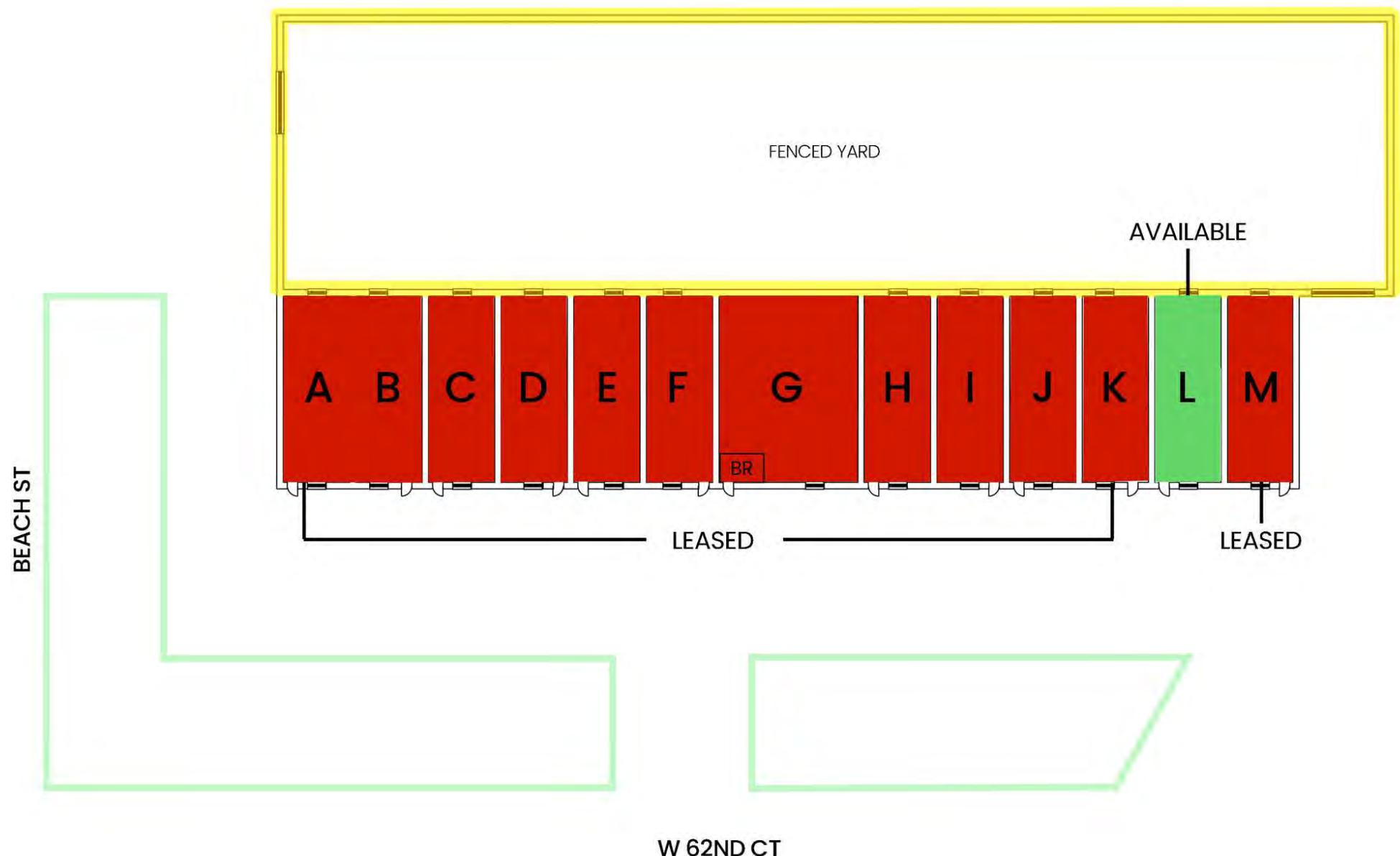
PROPERTY DESCRIPTION

The Denver Infill Specialists of Unique Properties, Inc. present this multi-tenanted industrial building for lease, offering flexible space in a prime location. Built in 2002, this steel/cinder block building with a metal roof can be leased in its entirety or divided into single, double, or triple bay units. With easy access to Federal Blvd, I-76, and I-25, it's an ideal choice for businesses needing convenient transportation and logistics solutions.



- Located within an Enterprise Zone
- Potential drive through capability (1 - 14'x10' doors) (1 - 7'x10' doors)
- Building is Sprinklered
- PUD Zoning Link: <https://acrobat.adobe.com/link/review?uri=urn:aaid:scds:US:04c4f81c-0e0a-3fdf-acb4-6b4533649c9e>

SPACE AVAILABILITY



SINGLE TENANT LAYOUT



Entire Building Available

LOCATION MAP





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