

2100-2180

E 40TH AVENUE

DENVER, CO 80205

\$13,000/MO (NNN)

LEASE RATE



INDUSTRIAL / FLEX

GATED OUTDOOR STORAGE YARD



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UNIQUE
PROPERTIES



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400 S. Broadway | Denver, CO 80209

PROPERTY HIGHLIGHTS

Address	2100-2180 E 40th Avenue Denver, CO 80205
Lease Rate	\$13,000/mo NNN
Building SF	1,775 SF
Lot Size	±1.70 Acres (74,157 SF)
Est. Real Estate Taxes	±\$26,460
Zoning	I-B
Year Last Renovated	2021

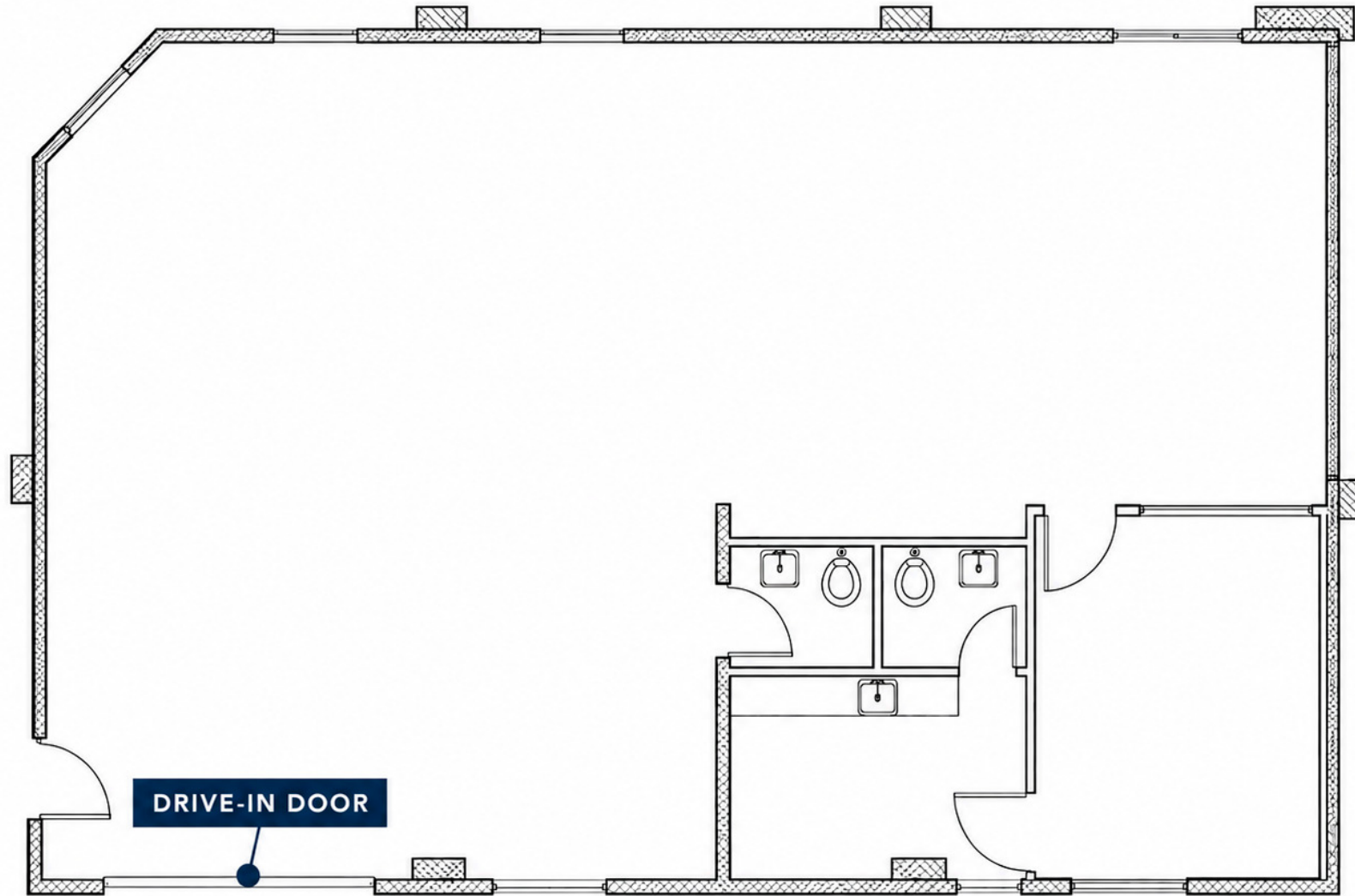
PROPERTY DESCRIPTION

2180 E. 40th Avenue offers a rare central Denver industrial opportunity featuring a 1,775 SF stand-alone flex building together with approximately 1.7 acres of yard area. The property is well suited for contractors, service companies, fleet operators, equipment storage and other industrial users requiring a small functional building with substantial outdoor space. The building was renovated in 2021 and offers an open, flexible layout with office/showroom space and two restrooms. Located near I-70, I-25, Downtown Denver and RiNo, the property provides excellent connectivity throughout the Denver metro area.

- One (1) Drive-in door
- ±1.7 Acres of Adjoining Yard
- 1,760 SF Stand-Alone Industrial / Flex Building - Renovated 2021
- Rare Infill Building + Yard Opportunity
- I-B Zoning
- Fully Fenced, Road-Base Yard



2180 E 40TH AVE: FLOOR PLAN

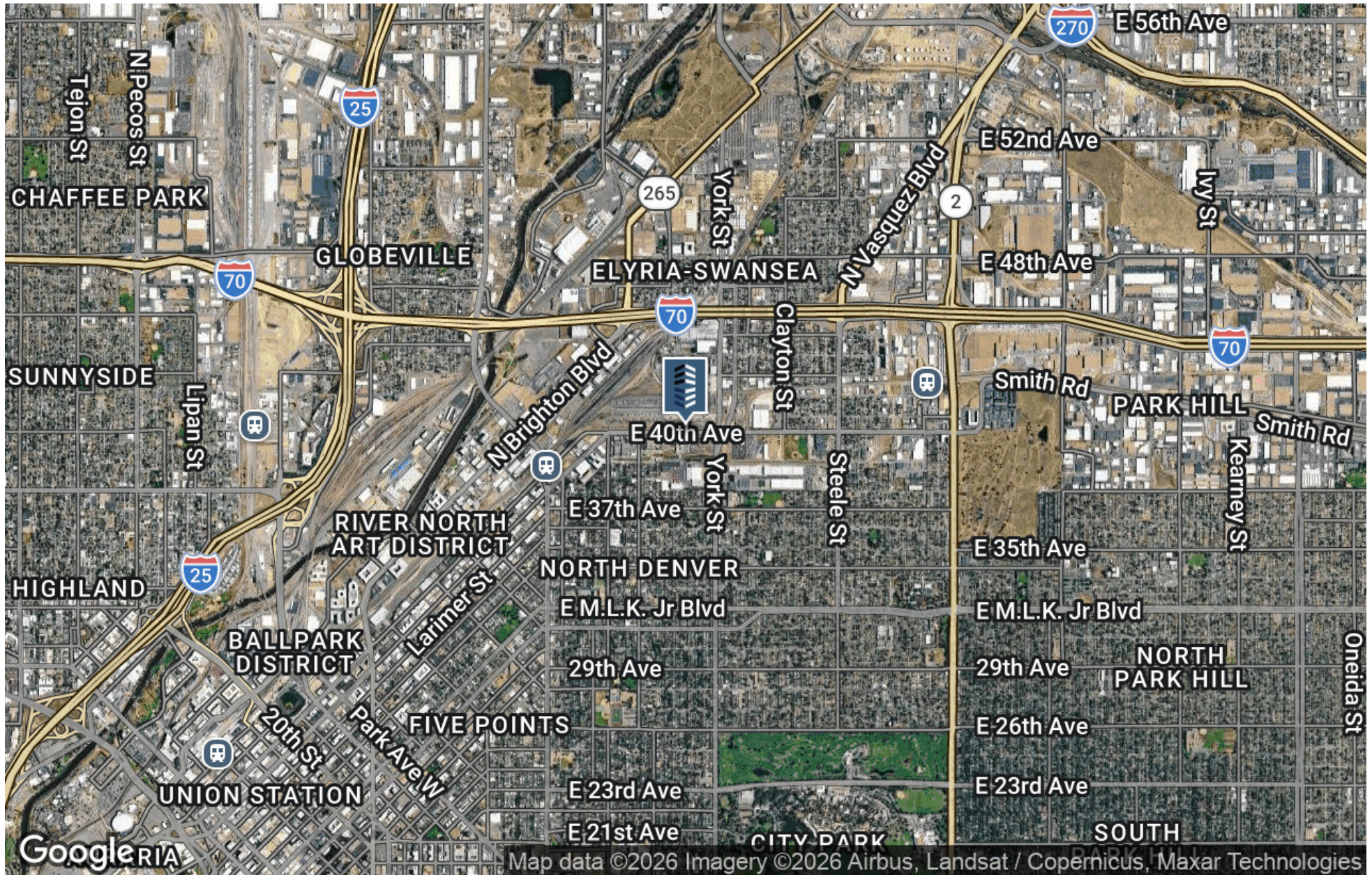


Floor plan for layout reference only. Not 100% accurate.

SITE OUTLINE



LOCATION MAP





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