



1175 S Cherokee St

1175 S Cherokee St, Denver, CO 80223

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1175 S Cherokee St

\$14.00 /SF/YR

This flex space is centrally located just south of the new Broadway Station development. This light industrial building is well sectioned into usable warehouse or manufacturing and plenty of office space. This location offers easy access to anywhere in the city. The building has 2 drive-in doors and tall ceilings to accommodate most industries. A drive-thru yard offers an added advantage for large trucks and trailers....

- Centrally located
- Large Drive-in door
- Drive-thru yard

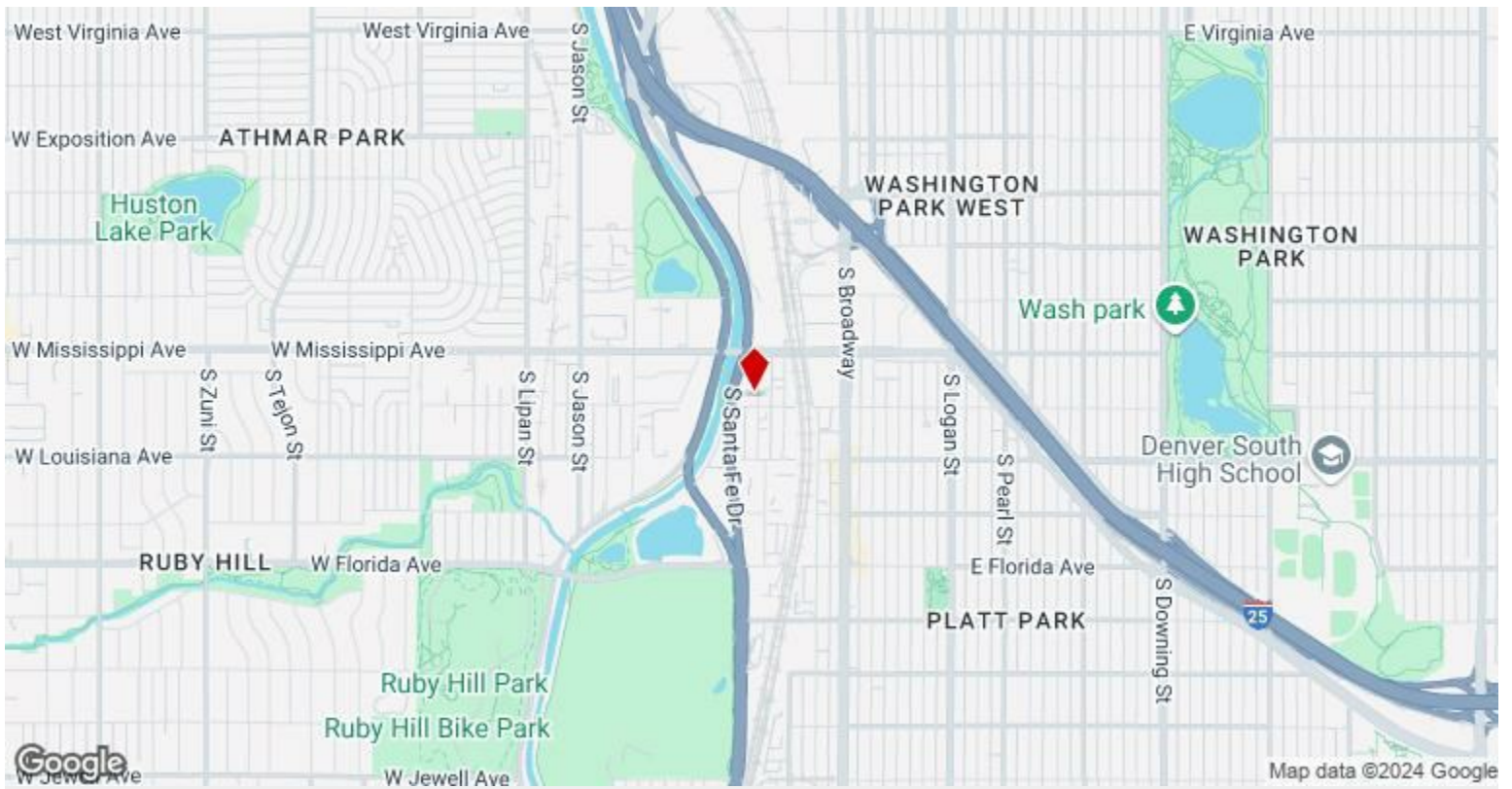


Rental Rate:	\$14.00 /SF/YR
Min. Divisible:	2,721 SF
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	5,858 SF
Year Built:	1969
Taxes:	\$3.50 USD/SF/MO
Operating Expenses:	\$1.50 USD/SF/MO
Rental Rate Mo:	\$1.58 /SF/MO

1st Floor

Space Available	2,721 - 5,726 SF
Rental Rate	\$14.00 /SF/YR
Date Available	November 20, 2024
Service Type	Triple Net (NNN)
Office Size	2,721 SF
Space Type	New
Space Use	Industrial
Lease Term	5 - 10 Years

2721 sf of office space can be divided into many spaces; private office, cubicle spaces and conference areas. 3137 sf of warehouse with 15ft ceilings and 2 drive in doors.



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Property Photos

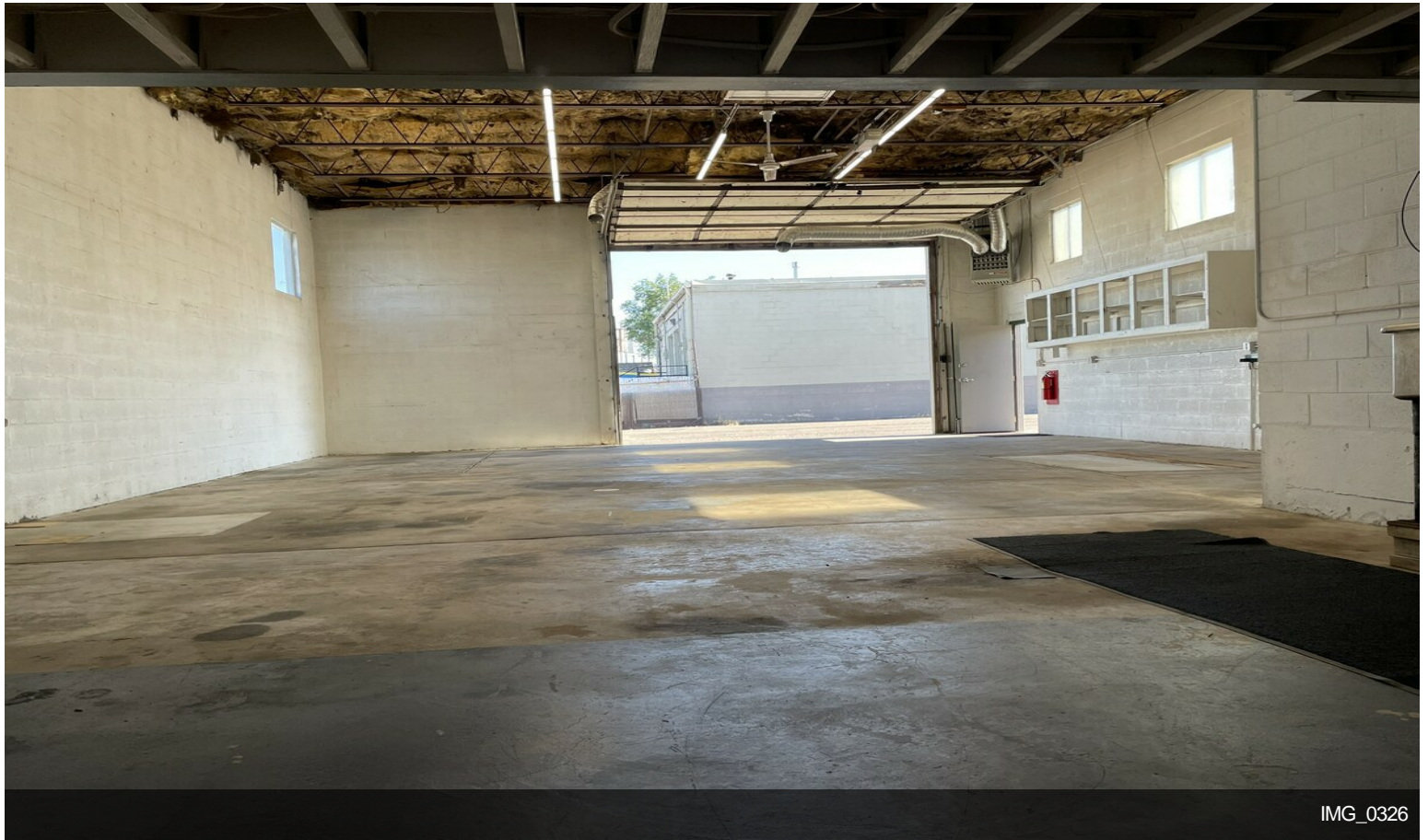


IMG_0332



Building Photo

Property Photos



IMG_0326



Building Photo

Property Photos



Building Photo



Building Photo