

Clear-Span Warehouse For Lease in Unincorporated Adams County



7501 York Street, Unit C-2, Denver, CO 80229 (Unincorporated Adams County)

PROPERTY INFORMATION

HIGHLIGHTS

Available: 5,000 Sq. Ft.
Lease Rate: \$10.95/SF + NNNs
NNNs: \$5.43/SF
Term: Flexible
Ceiling Height: 16' - 22'
Sprinklered: Wet
Power: 200- amp, 120/280-volt, 3-phase
Year Built: 2007
Zoning: I-1 Industrial Zoning

- Clear-Span Warehouse
- 1 Drive-In Door – 14' high x 12' wide (includes automatic door operator)
- One (1) Floor Trench Drain
- Utility Sink in Shop
- HVAC in Office and Gas Furnace in Warehouse
- Ample Parking
- Easy Access to I-25, I-270, I-76 and I-70

Contact Information

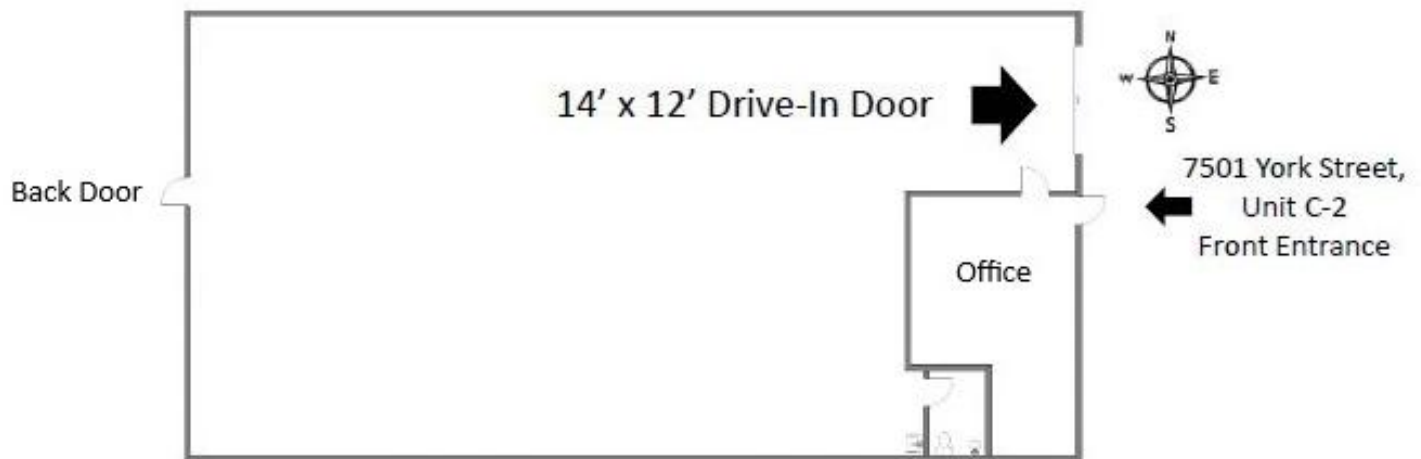


Hal Naiman 720.475.5002
hal@theshermanagencyinc.com
Josh Snyder 720.475.5006
josh@theshermanagencyinc.com
Jeremy Naiman 720.475.5004
jeremy@theshermanagencyinc.com

The Sherman Agency, Inc.
 910 West 8th Avenue
 Denver, Colorado 80204
 Phone: 303.572.8778
www.theshermanagencyinc.com

Clear-Span Warehouse For Lease in Unincorporated Adams County

7501 York Street, Unit C-2, Denver, Colorado 80229 (Unincorporated Adams County)



All information furnished in this presentation regarding this property for lease has been secured from sources we believe to be reliable. However, we accept no responsibility for its correctness and encourage the verification of all numbers prior to making any financial decisions.



Hal Naiman 720.475.5002
hal@theshermanagencyinc.com
Josh Snyder 720.475.5006
josh@theshermanagencyinc.com
Jeremy Naiman 720.475.5004
jeremy@theshermanagencyinc.com

The Sherman Agency, Inc.
910 West 8th Avenue
Denver, Colorado 80204
Phone: 303.572.8778
www.theshermanagencyinc.com