



2506-2596 West Barberry Place  
Denver, CO 80204



# Industrial Lease Opportunity

3,517 SF - 6,677 SF | Contact Broker for Lease Rate

## Building Highlights:

OpEx: \$5.50/SF (2025 Est.)



Infill location less than 3 miles from Denver CBD



Functional unit layout with ideally configured office



Excellent access to Metro Denver via 8th Ave. & I-25



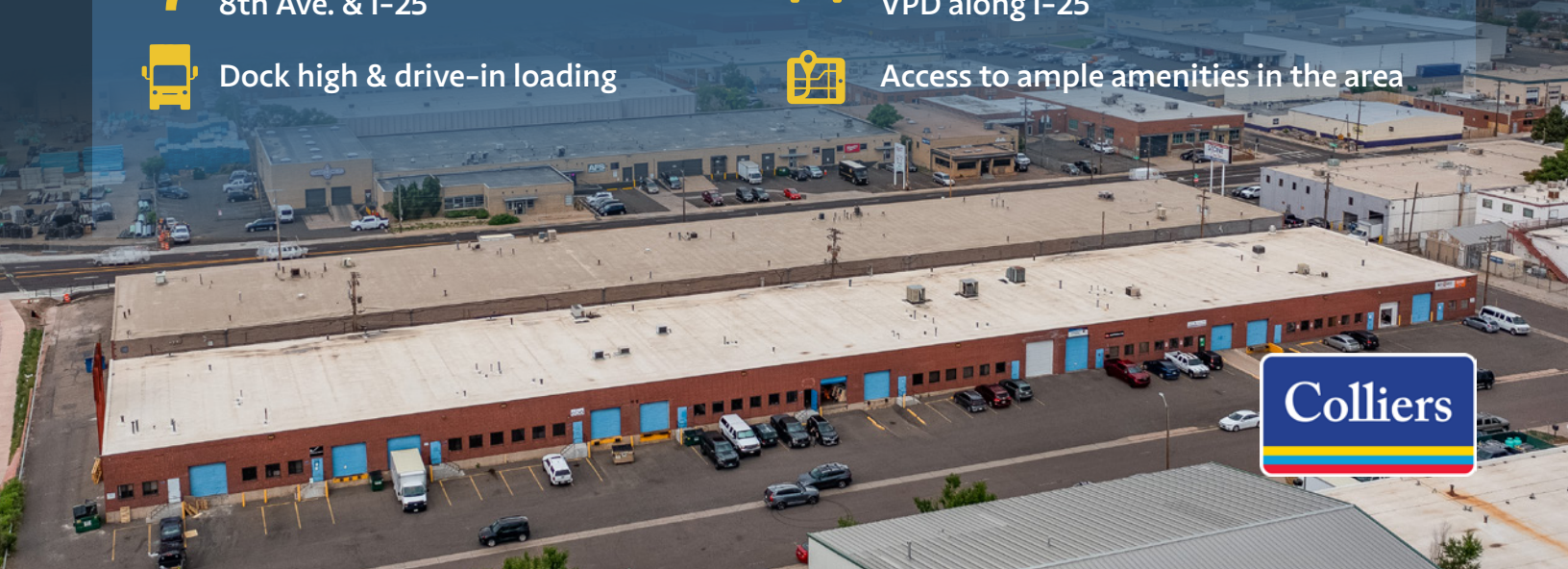
Strong visibility with over 228,000 VPD along I-25



Dock high & drive-in loading



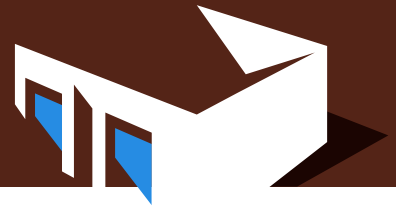
Access to ample amenities in the area



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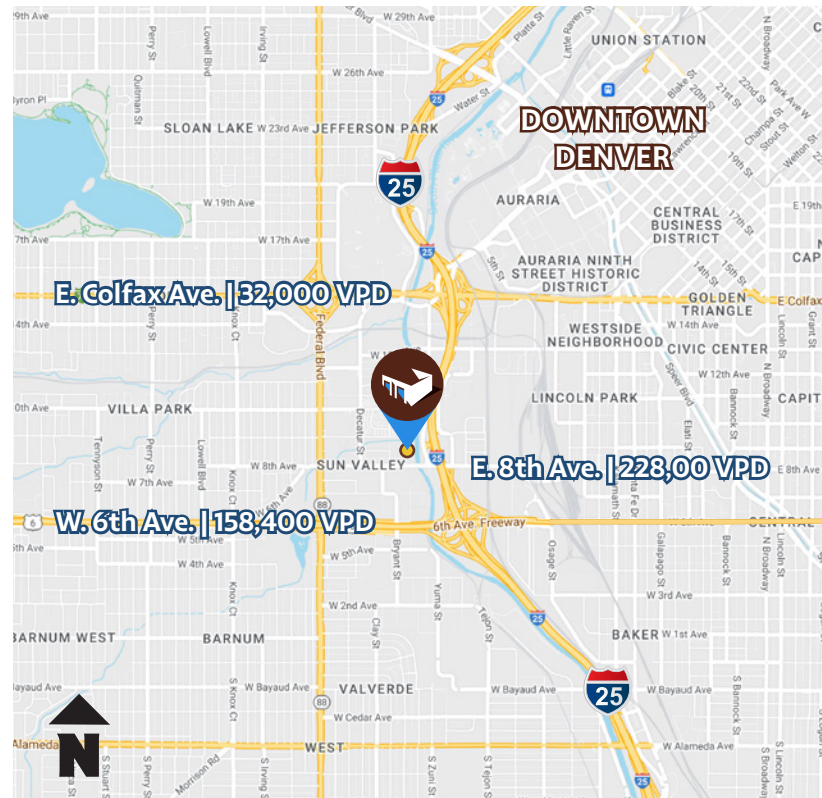
2506-2596 W. Barberrry Pl.  
3,517 SF - 6,677 SF



- Drive-In
- ▲ Dock High
- Half Dock

## Available Units:

Unit #	SF	Available Date
2550	3,517 SF	Immediately
2560	3,517 SF	Immediately
2596	6,677 SF	Immediately



## Contact Us:

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