

1127 W. 46th Ave.

Denver, CO 80211

FOR SUBLEASE



3,000 SF Warehouse on a 30,875 SF Lot

Property Overview

- **Secure Outdoor Storage**

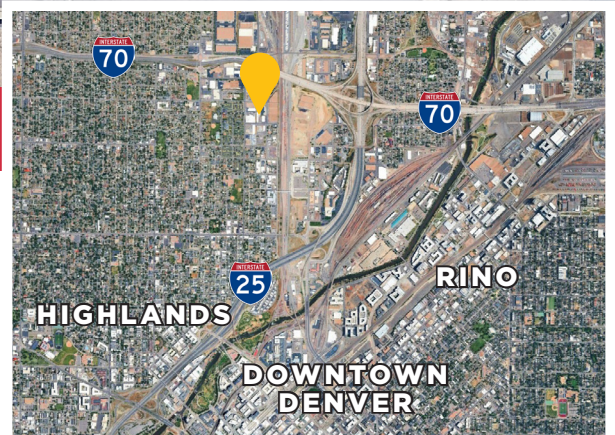
Fully fenced, paved, and secured lot for equipment, vehicles, or materials.

- **Prime Location**

Easy access to I-70, I-25, other major streets, and public transportation.

- **Drive-In Convenience**

Open warehouse with 2 drive in doors (8' & 10')



Property Facts

BLDG SIZE	3,000 SF
LOT SIZE	30,875 SF
ZONING	I-A
SUBLEASE EXPIRATION	6/30/27
AVAILABILITY	IMMEDIATE

VIEW LOT

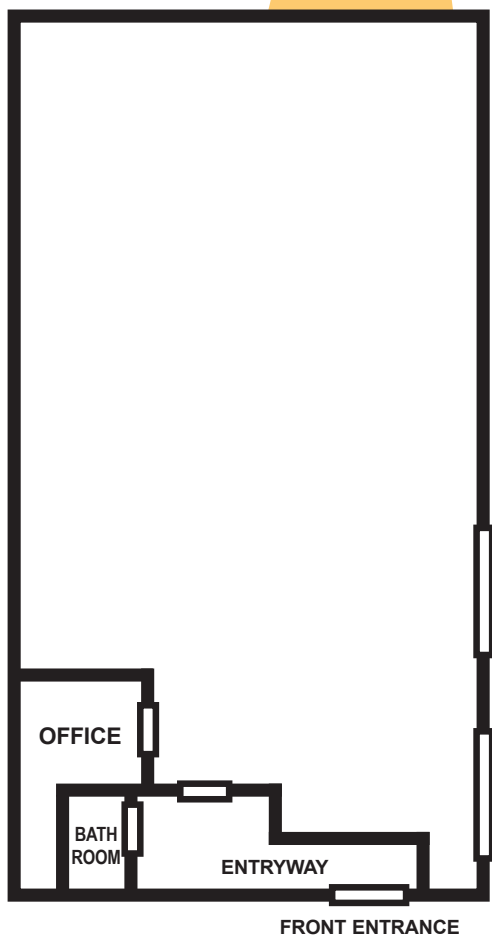
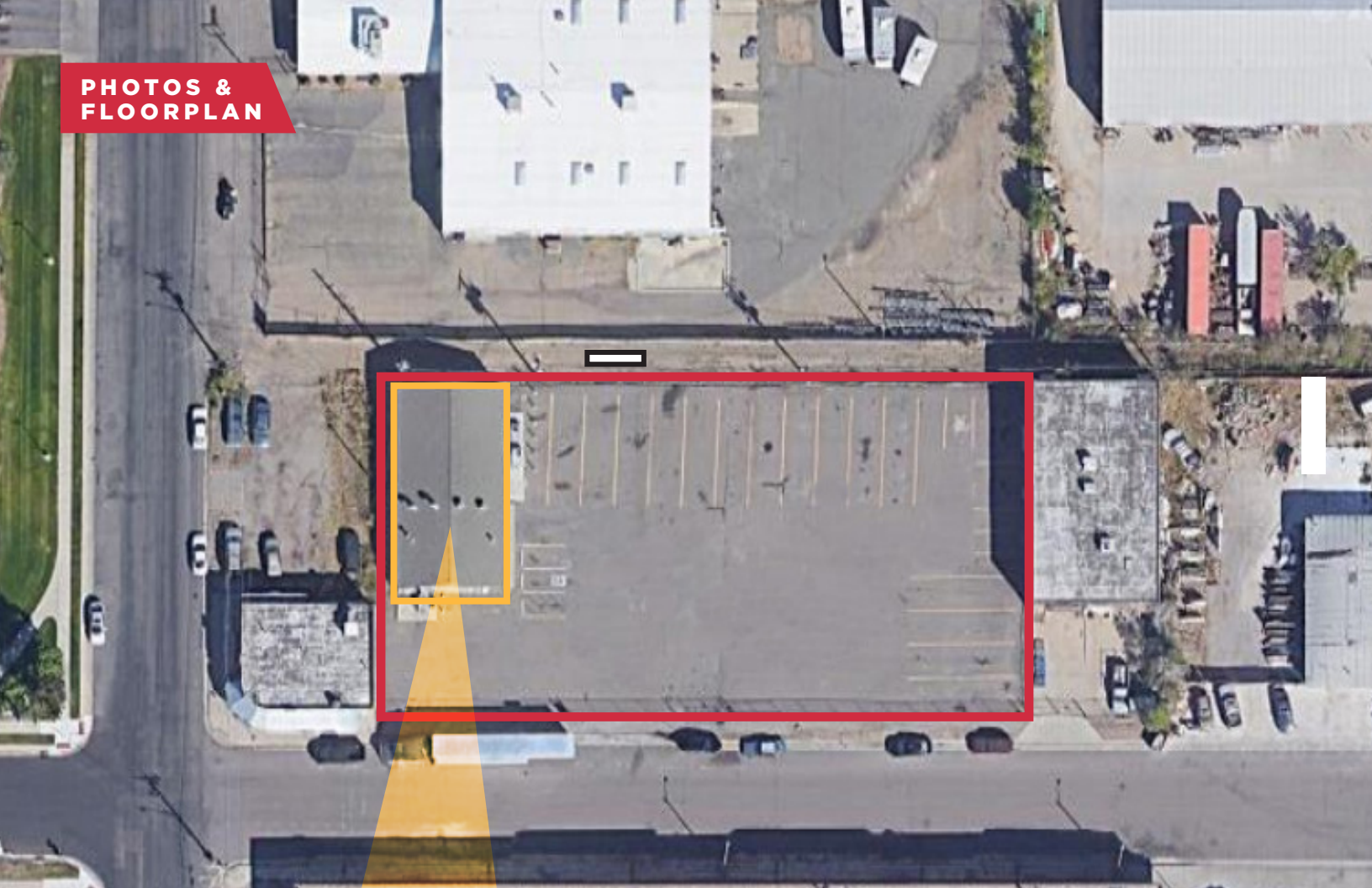
NAI Shames Makovsky

Lease Rate : \$10,500/month

Solomon Stark

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**PHOTOS &
FLOORPLAN**



FRONT ENTRANCE

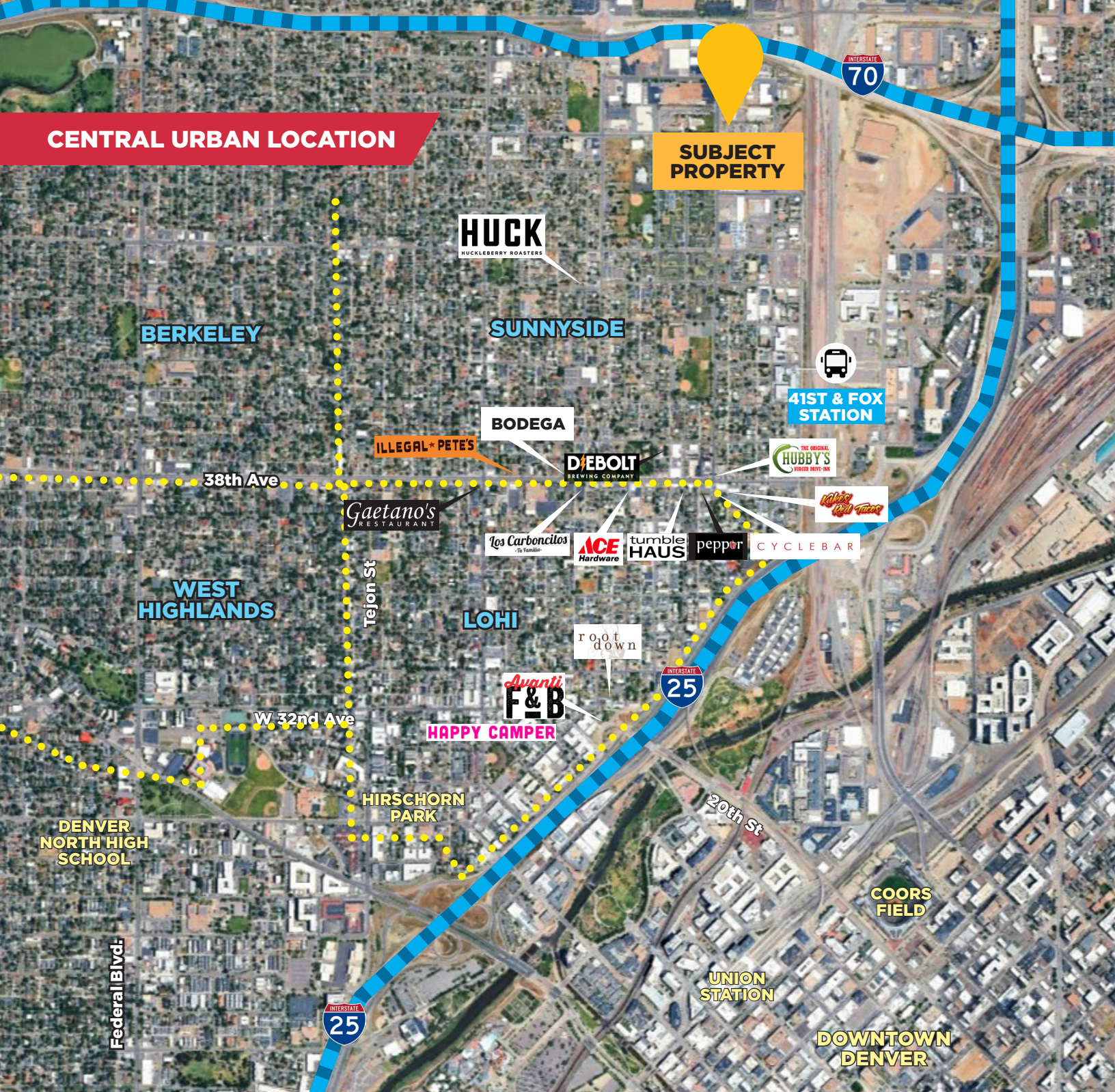


VIEW LOT



**ADDITIONAL
PHOTOS**





Demographics

	1 MI	3 MI	5 MI
CURRENT POPULATION	30,645	195,040	450,116
2028 POPULATION (Est.)	31,807	197,534	450,972
AVG. HH INCOME	\$118,464	\$104,565	\$100,944
DAYTIME EMPLOYEES	10,414	211,361	356,725

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