



3,691 - 9,604 SF AVAILABLE FOR LEASE

2590 WEST 2ND AVENUE, UNIT 12 UNIT 15

DENVER CO, 80219

AVAILABLE NOW



Lease Rate: \$11.95/SF NNN
Operating Expenses: \$4.99/SF (est. 2024)

BUILDING FEATURES

Available SF:	Unit 12: 3,691 SF Unit 15: 5,913 SF Total Combined: 9,604 SF
Loading:	Unit 12: 1 Dock-high door Unit 15: 1 Dock-high door, 1 Drive-in
Zoning:	I-A, UO-2
Parking:	Ample
Year Built:	1968
Clear Height:	14'
Sprinkler:	None
Construction Type:	Reinforced concrete
Power:	150 Amps, 120/208 volts, 3 phase (each unit)

FOR MORE INFORMATION, PLEASE CONTACT:

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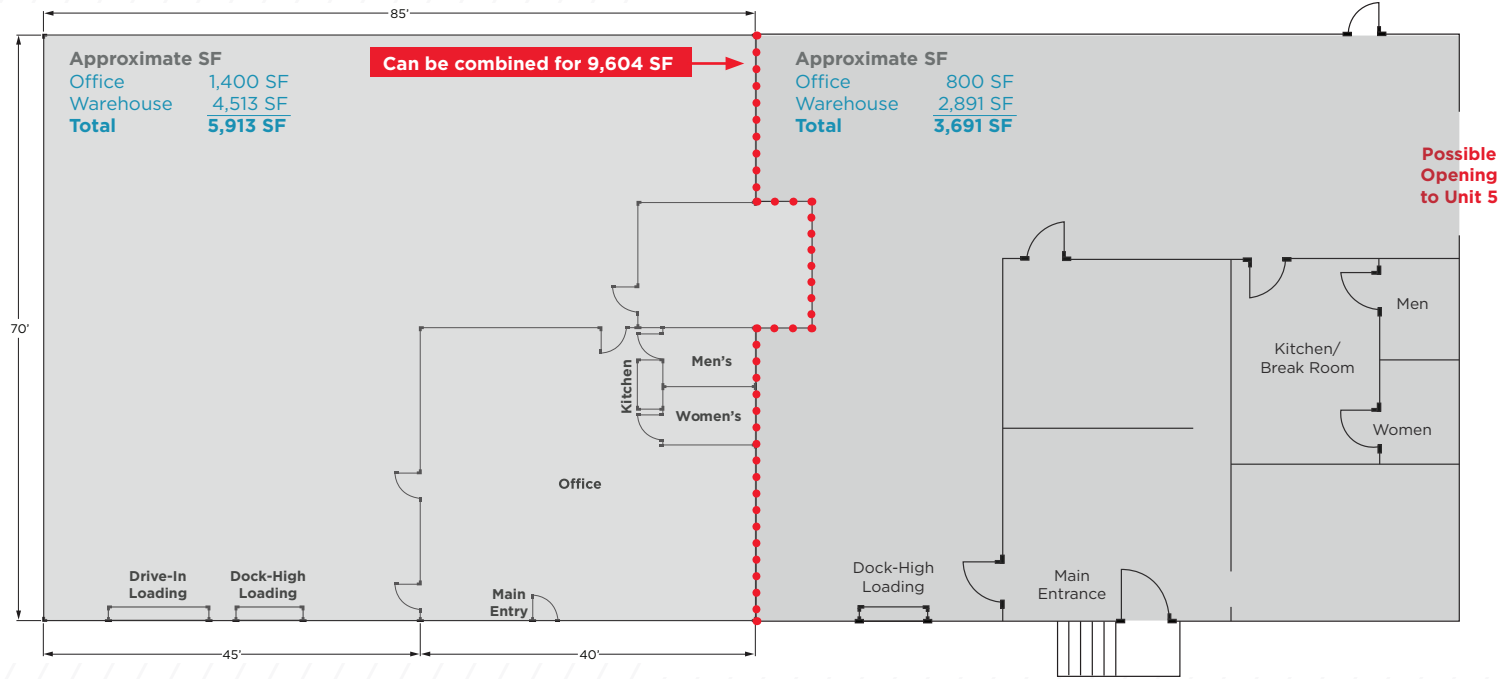
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FLOOR PLAN | UNIT 15

FLOOR PLAN | UNIT 12



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