

1770 E 69th Ave.

Denver, CO 80229

INDUSTRIAL WAREHOUSE FOR LEASE

12,989 SF

Strategic access to I-70, I-270,
and I-76



Ample yard space for fleet,
equipment and materials storage



I-2 zoning in Adams County provides
flexibility for a wide range of heavy
industrial and outdoor industrial uses



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This well-located industrial facility offers functional warehouse space with strong access to Denver's primary transportation corridors. The site provides operational flexibility with secure yard space and versatile loading, making it a solid fit for a range of industrial users seeking efficiency and connectivity in an established submarket.

LEASE RATE:
Contact Brokers for Pricing

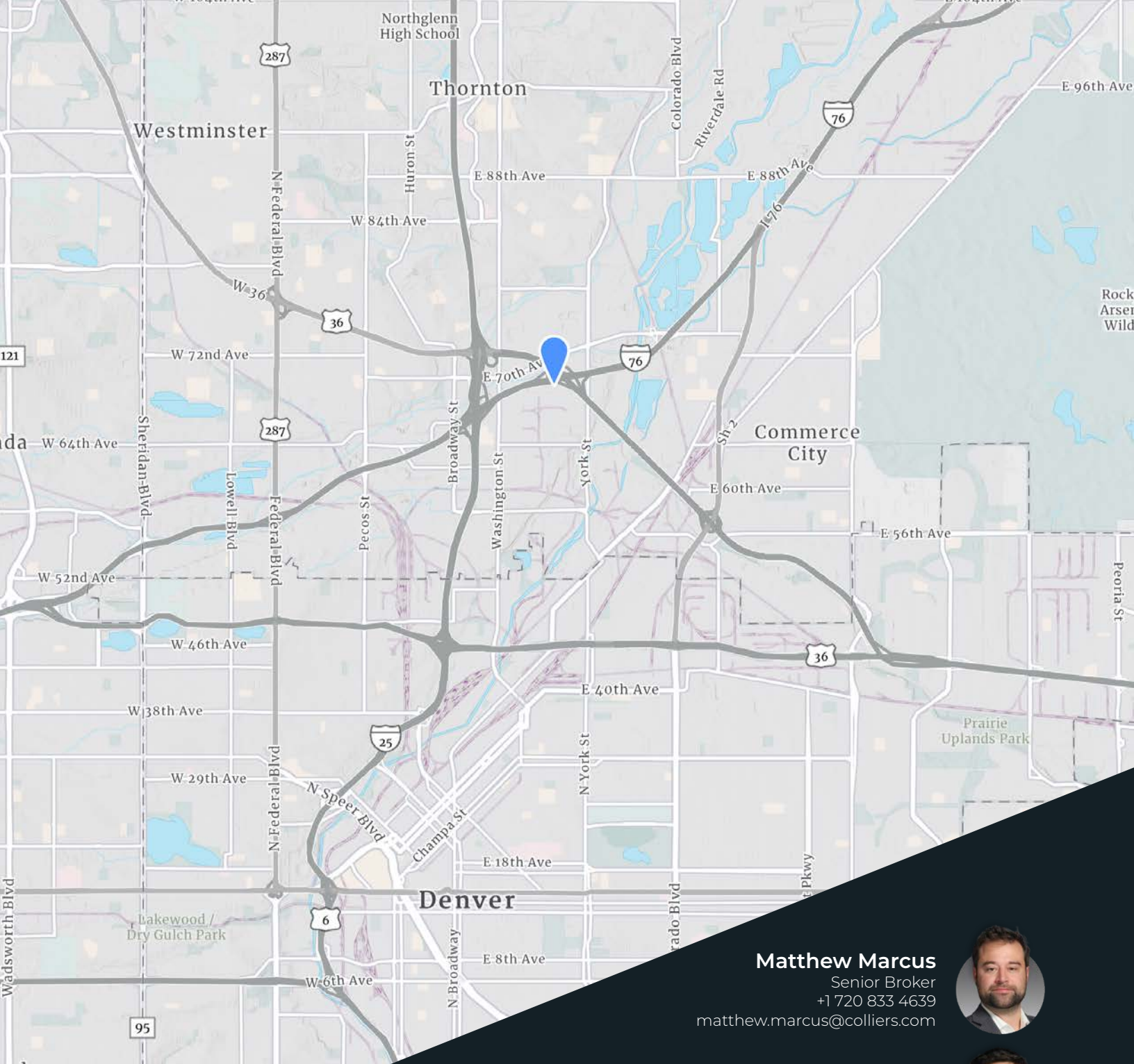
PROPERTY DETAILS

- | | |
|---|--|
|  Zoning:
I-2 |  Loading:
2 Dock Highs
14 Drive-Ins |
|  Building Size:
12,989 SF |  Clear Height:
10'2" - 21' |
|  Site Size:
2.05 AC |  YOC:
1986 |

Building B | 3,250 SF
Loading: Three 12'x12' Drive-Ins
Clear Height: 13'2" - 14'5"
Clearspan: Yes

Building A | 7,039 SF
Office: ~2,000 SF
Loading: Two 12'x15' Drive-Ins
One 10'4"x9' Dock High
One 10'4"x8' Dock High
Clear Height: 10'2" - 21'
Clearspan: Yes

Building C | 2,700 SF
Loading: Nine 12'x12' Drive-Ins Clear
Height: 12' - 16'
Clearspan: No



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