

# Warehouse For Sublease

## Highlights

- › Motion Sensor Lighting
- › Over-dock Radiant Heat
- › Convenient Access to I-25
- › Close Proximity to Amenities

This communication has been prepared by Colliers Denver for advertising and/or general information only. Colliers Denver makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers Denver excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers Denver and/or its licensor(s). © 2022. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

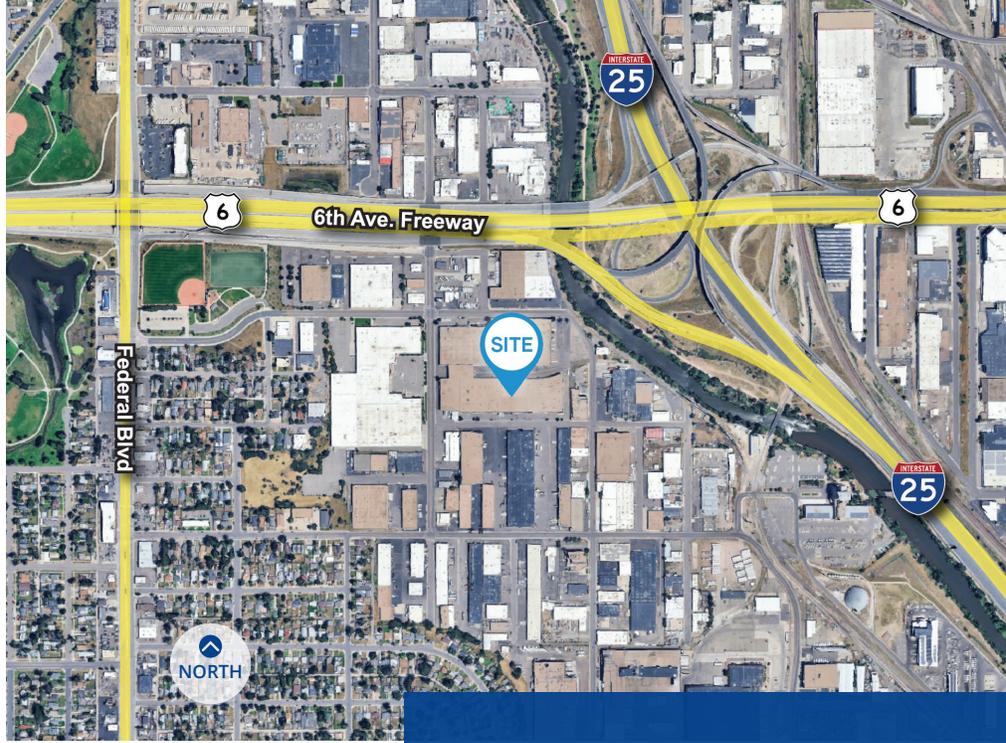
## 2515 W. 4th Avenue Denver, Colorado 80223

### Building Information

Term:	Through 10/31/28
Available:	<b>Unit 2515</b>   20,200 SF
Loading:	Two (2) Docks (10' x 10'); One (1) with leveler
Sprinklered:	ESFR
Zoning:	I-A (Denver)
Lease Rate:	\$8.95/SF/YR
NNN:	\$4.04/SF (2026 Est.)
Clear Height:	± 25'
Column Spacing:	25' x 34'
Power:	125 Amp, 3 Wire, Single Phase (TBV)

For Sublease

Unit 2515  
Floorplan



**Contact us:**

**Tyler Ryon, SIOR**

Principal  
+1 720 833 4612  
tyler.ryon@colliers.com

**Tim Shay**

Principal  
+1 303 283 4594  
tim.shay@colliers.com



**BROKERAGE  
DISCLOSURE**

**Colliers**

**Colliers**  
4643 S. Ulster Street, Suite 1000  
Denver, CO 80237  
P: +1 303 745 5800  
F: +1 303 745 5888

