

1830 S Bannock St. Denver, CO 80223

FLEX INDUSTRIAL SPACE

FOR LEASE

PROPERTY FEATURES

- Industrial Space: 12,335 SF at \$8.00/SF NNN
- Office Space: 7,335 SF at \$18.00/SF NNN
- NNN Exp. (estimate): \$3.20/SF
- 7,750 SF Fenced Lot/Yard
- 20+ Parking Spaces
- Clear Height: 11'-12'
- Power: 3,200 Amps
- Excellent Access to Santa Fe
- 1/2 Mile to Evans LightRail Station
- Nearby amenities on Broadway
- One block to future pedestrian bridge to Overland Golf Course



Well-equipped warehouse space suited for storage, light manufacturing, or distribution – just minutes from Santa Fe and Evans Station.

Forrest Bassett

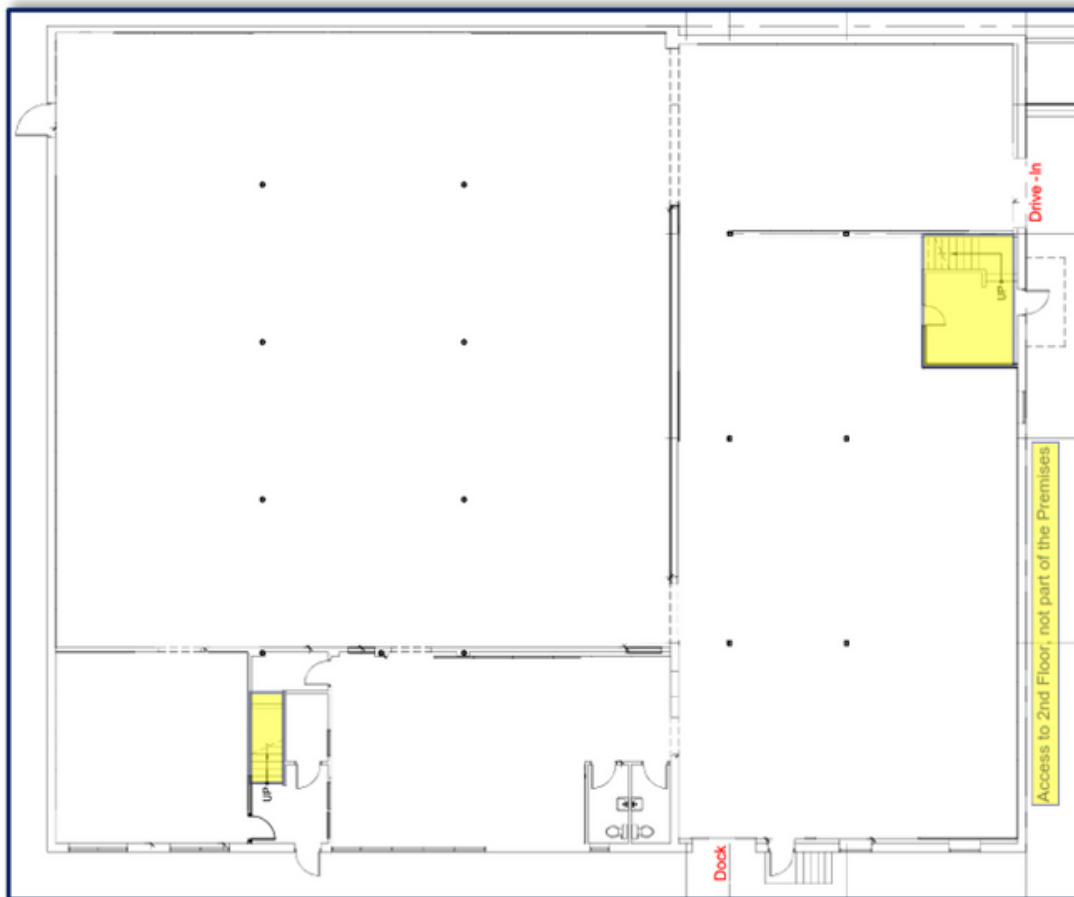
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**VANWEST
PARTNERS**

1830 S Bannock St. Suite 200 | Denver, CO 80223

PHOTOS/FLOORPLAN



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