



FOR LEASE

10,100 SF Office Warehouse W/ Freezer & Cooler

3831 Eudora Way | Denver, CO 80207



1,500 SF FREEZER & 3,500 SF COOLERS WITH RACKING & YARD!

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3,500 SF COOLER

OFFERING SUMMARY

Available SF:	10,100
Lease Rate:	\$10,500/month Modified Gross
Office:	1,100 SF
Standard Warehouse:	4,000 SF w/ Racking
Cooler SF:	3,500 SF w/ Racking
Freezer SF:	1,500 SF w/ Racking
Ceiling :	18' Clear Height
Dock High Loading:	1 Exterior Dock 1 Covered Dock 3 Half Docks
Drive-In:	Ramped Drive in Door
Fenced Yard:	~3,200 SF
City/County	Denver/Denver
Zoning:	I-MX-3
Power:	TBV

PROPERTY OVERVIEW

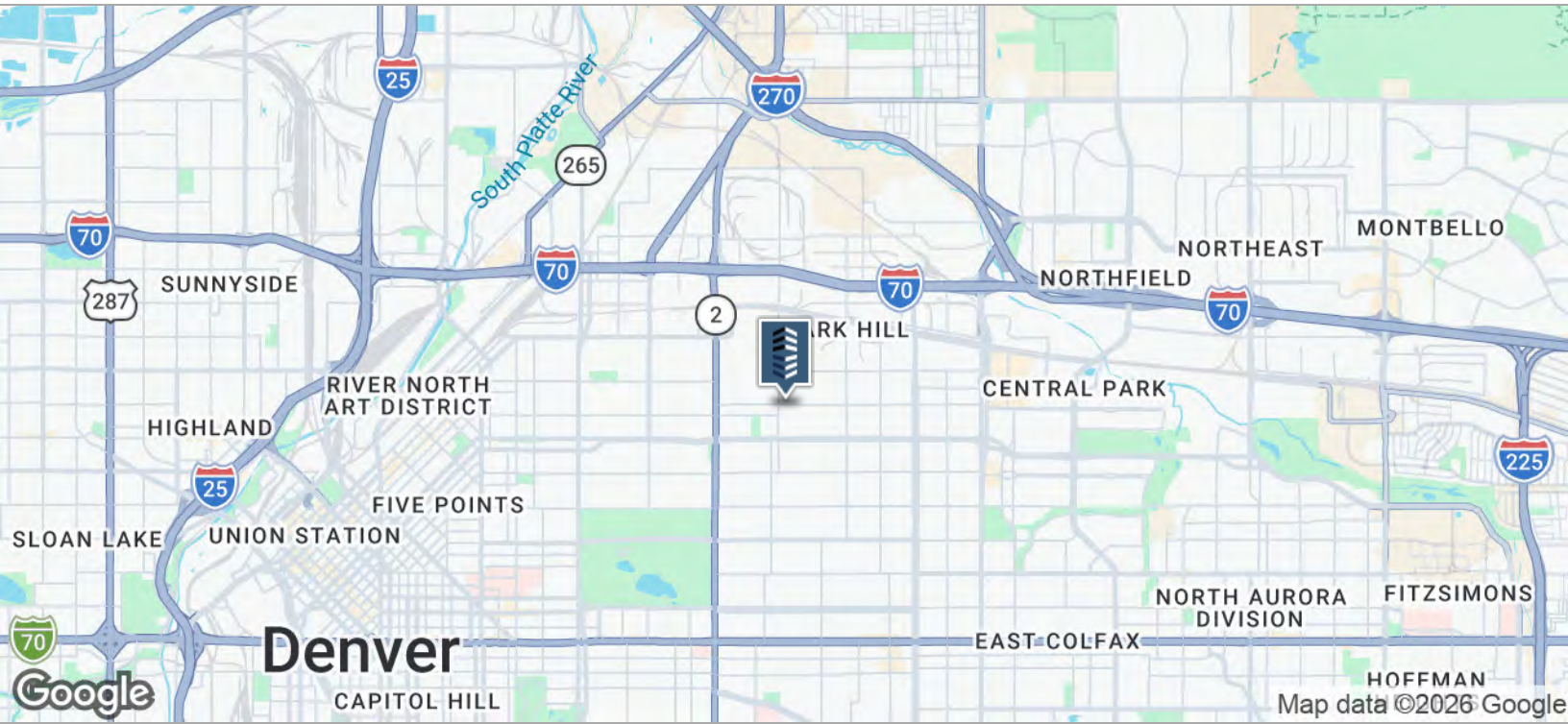
This 10,100 SF office warehouse offers a versatile mix of spaces, perfect for a range of cold storage and warehouse needs. The facility includes a 1,500 SF freezer with racking and 16' ceilings, 3,500 SF of coolers with ceiling heights ranging from 12' to 16', and a 4,000 SF warehouse area with both dock and drive-in access, plus a covered loading dock and 18' ceilings. The property also features a 1,100 SF office area, with an additional 1,000 SF mezzanine office not included in the total SF, along with a small fenced yard for added convenience.

PROPERTY HIGHLIGHTS

- Excellent Location Right off I-70 & Dahlia/Monaco
- 1,500 SF Freezer with Racking - 16' Ceilings
- 3,500 SF of Cooler space - 12'-16' Ceilings
- Water access in Warehouse
- 2 Dock high Loading Doors - 1 Covered, 1 Exterior
- Covered Dock Easily Converted to Drive in with Ramp
- Small Fenced Yard Area







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