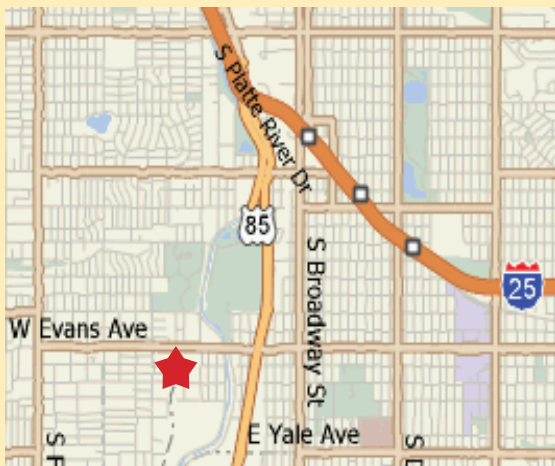


GREAT INDUSTRIAL BUILDING FOR LEASE

2370 S. Kalamath St. - Denver



- **Available: 2,000 sf +/- with 10% office space**
- **HVAC: The unit is fully climate controlled with air conditioning**
- **Rate: \$15.50 NNN**
- **Operating Expenses: \$6.91/ sf**
- **Ceilings: 12' clear**
- **Drive In Door: (1) 10' x 10' overhead door.**
- **Power: Ample**
- **Zoning: I-1**



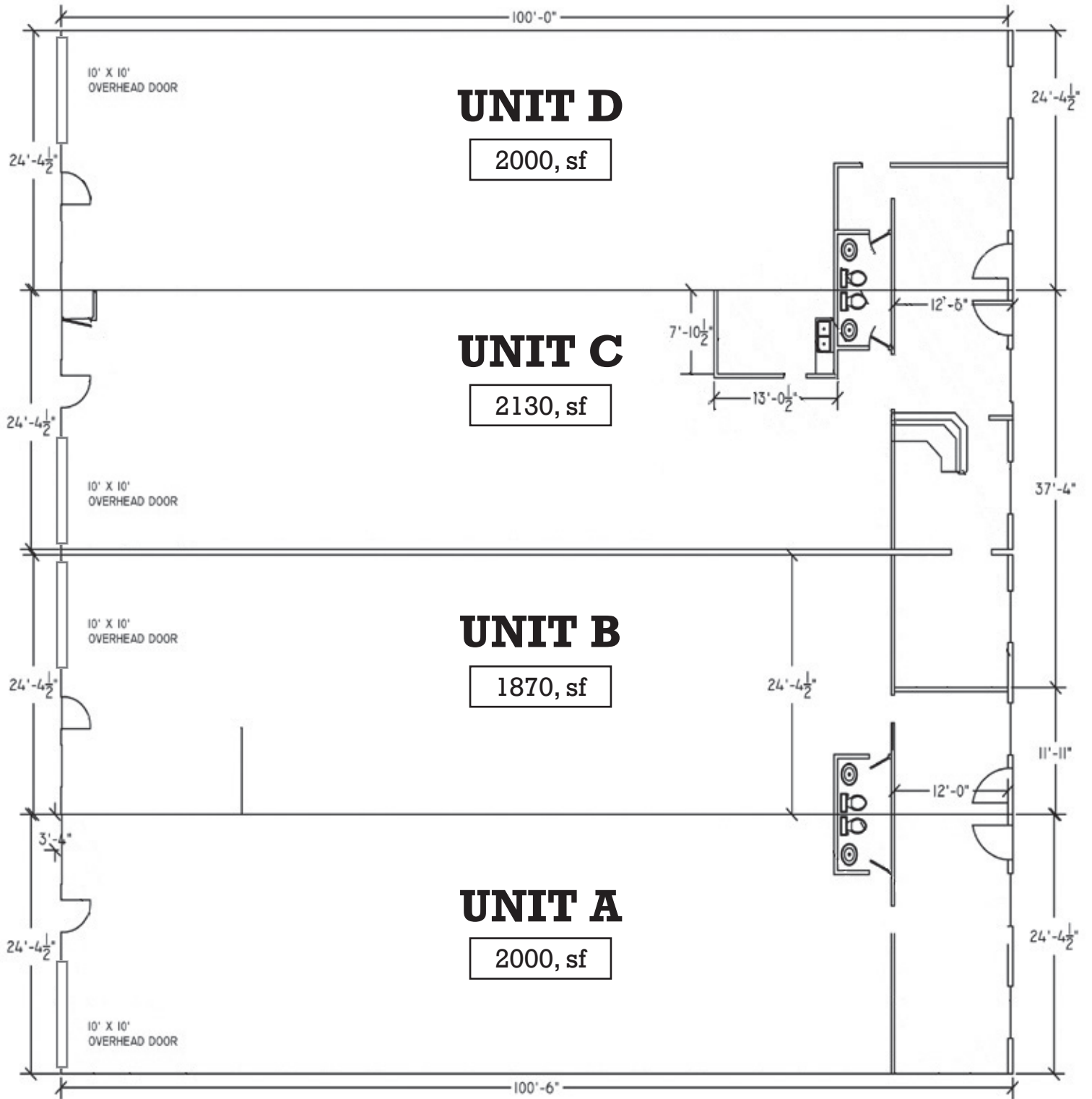
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