



FOR LEASE

OFFICE WAREHOUSE WITH LOADING

6899 N Pecos | Denver, CO 80221



Multiple Unit Sizes, Easy Loading, Sprinklered

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UNIQUE PROPERTIES

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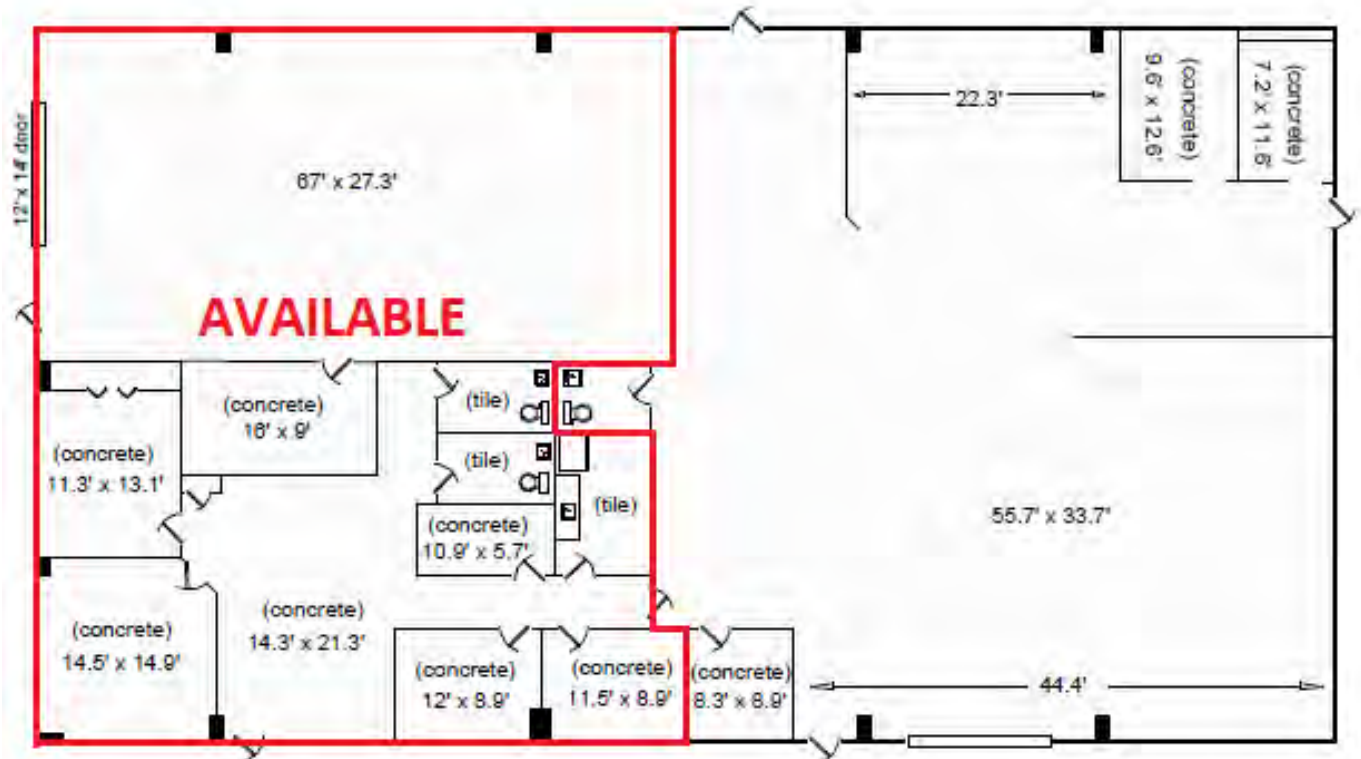


OFFERING SUMMARY

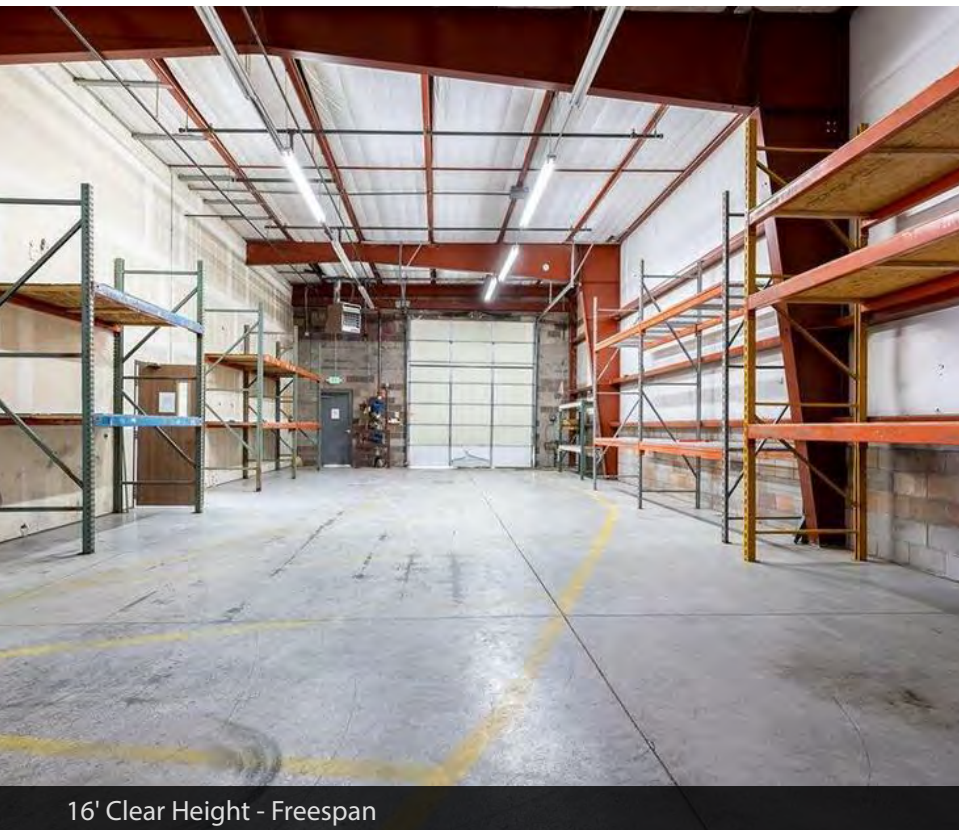
Available SF:	Unit A1: 3,326 SF Unit B: 1,564 SF
Lease Rate:	\$13.50 SF/yr (NNN)
NNN Est.:	\$7.35/SF
City/County:	Uninc. Adams County
Loading:	14'x14' Drive In Doors
Sprinklers:	Yes, Wet System
Parking:	1.5:1000 SF
Ceiling Height:	16'
Zoning:	Industrial
Year Built:	2000

PROPERTY HIGHLIGHTS

- Fantastic N Denver Location directly off of I-76
- Easy Access to I-76, I-70, I-270, US-36 and I-25 - opening up access to all of Denver Metro and surrounding areas
- Permissive Industrial Zoning
- Usable Office/Warehouse Mix
- Unit A1 comes lightly furnished - desks, chairs, couch, etc.
- Unit B formerly a Distillery - buildout in place for easy licensing
- Unit B **FULLY TEMPERATURE CONTROLLED**
- Ample Parking
- Easy Loading
- Landlord on Site



Great Office/Warehouse Mix



16' Clear Height - Freespan



Office comes lightly furnished



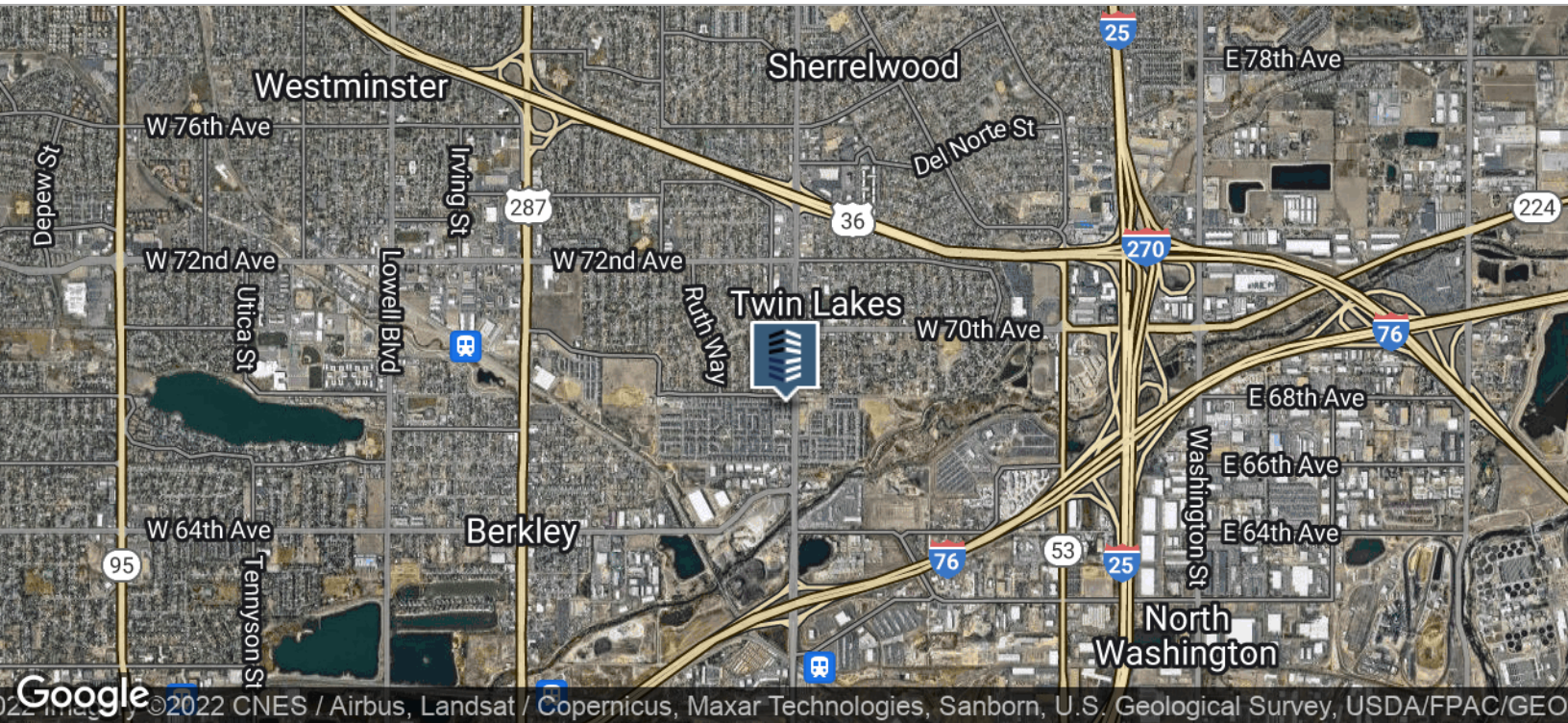
Fully Temperature controlled, with Water and Drain Access



Useable Office



Easy Loading in the Rear



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