

Industrial Space For Sublease

2500 W 4TH AVENUE UNIT #7, DENVER, COLORADO 80219



Overview

Positioned in Denver's thriving industrial corridor, Unit 7 at 2500 W 4th Avenue offers an exceptional blend of warehouse functionality and office build-out. This end-cap unit features flexible layout options, and convenient access for distribution or service-based operations.

The space includes several private offices, a large open warehouse with high ceilings, and a dock-high loading door for efficient shipping and receiving. With its versatile configuration and visibility within a wellmaintained industrial complex, this unit is ideal for businesses seeking a strategic location close to major thoroughfares such as I-25, 6th Avenue, and Santa Fe Drive.

Whether you're a light industrial user, service contractor, or growing distribution business, Unit 7 provides the functionality and accessibility needed to support daily operations and future growth.

6,000 SF x \$11.14 SF/YR (+ \$4.81 SF/YR NNN) = \$7,974.09/Month

Highlights

- Sublease through August 31, 2029
- High Ceilings
- Dock High Door
- End Cap Unit
- Central Denver Location

Property Details



Lease Rate
\$11.14 SF/YR
(+ \$4.81 NNN)



Space Available
6,000 SF



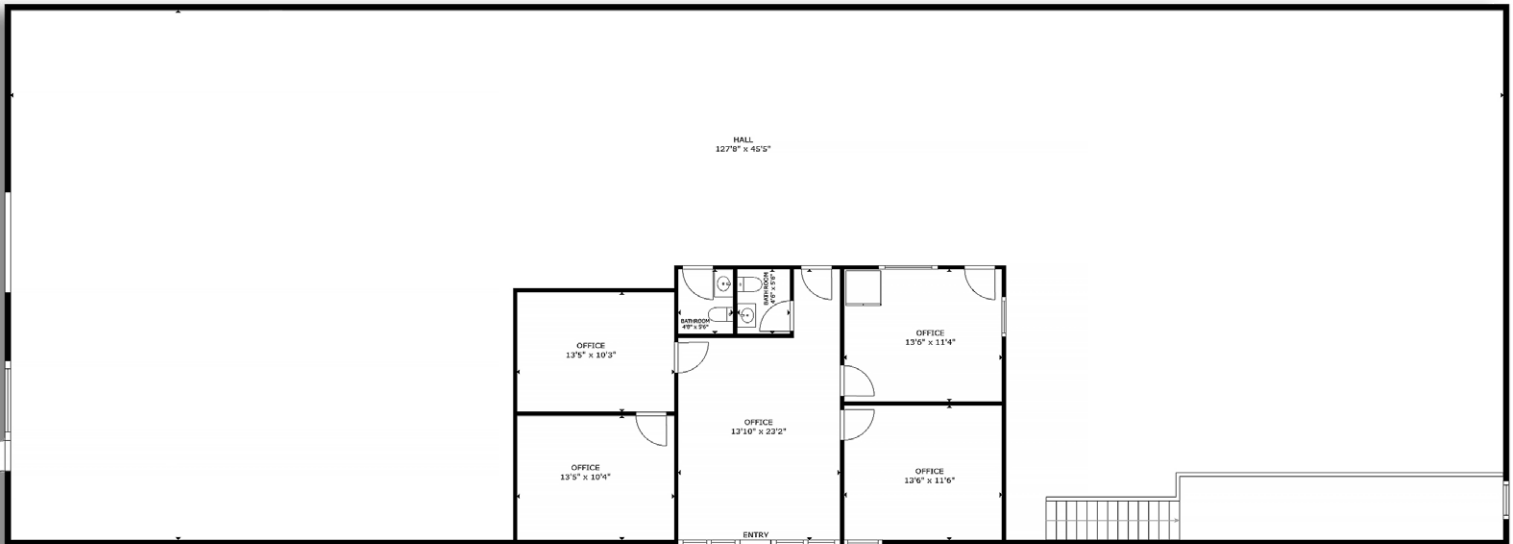
Zoning
I-A

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FLOOR PLAN



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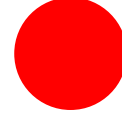
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DEMOGRAPHICS



252,659
Population



34.0
Median Age



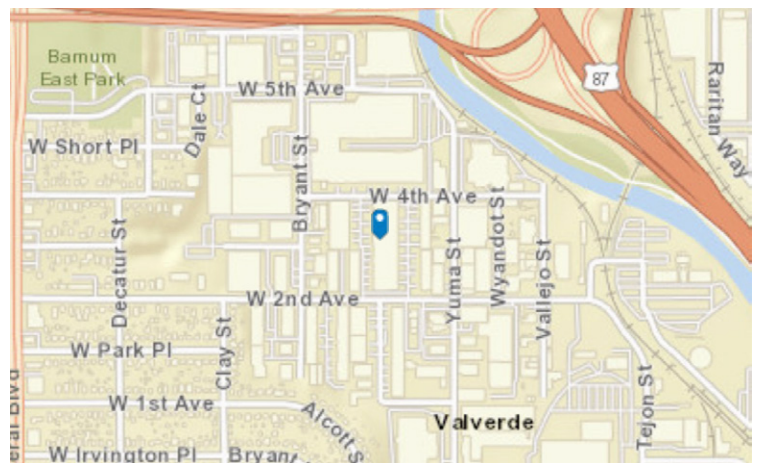
Average
Household Size



\$92,330
Median Household
Income

TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
W 2nd Ave	10,142	0.1
W 3rd Ave	7,673	0.1
W 4th Ave	9,223	0.1
Clay St	4,200	0.2
W 4th Ave	28,352	0.3

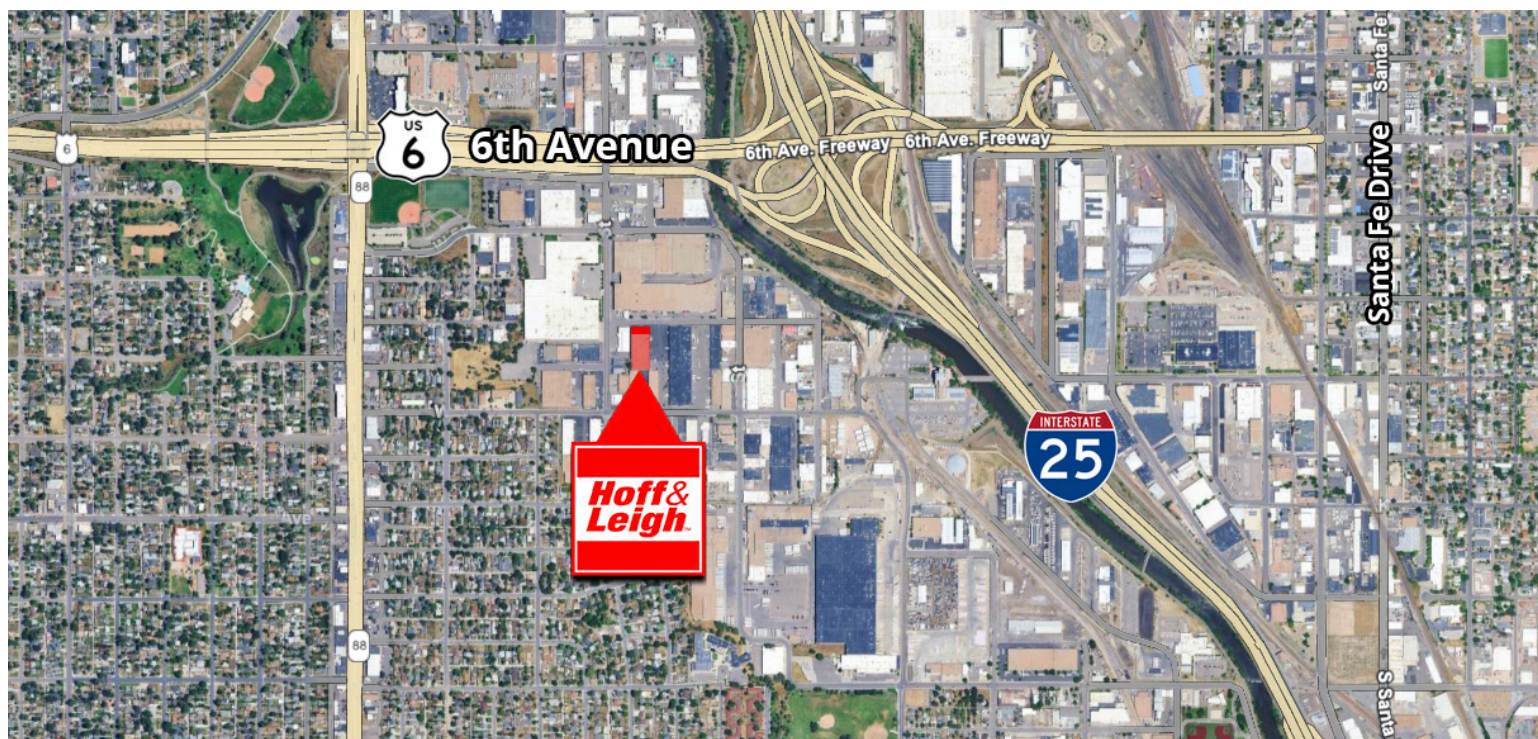


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