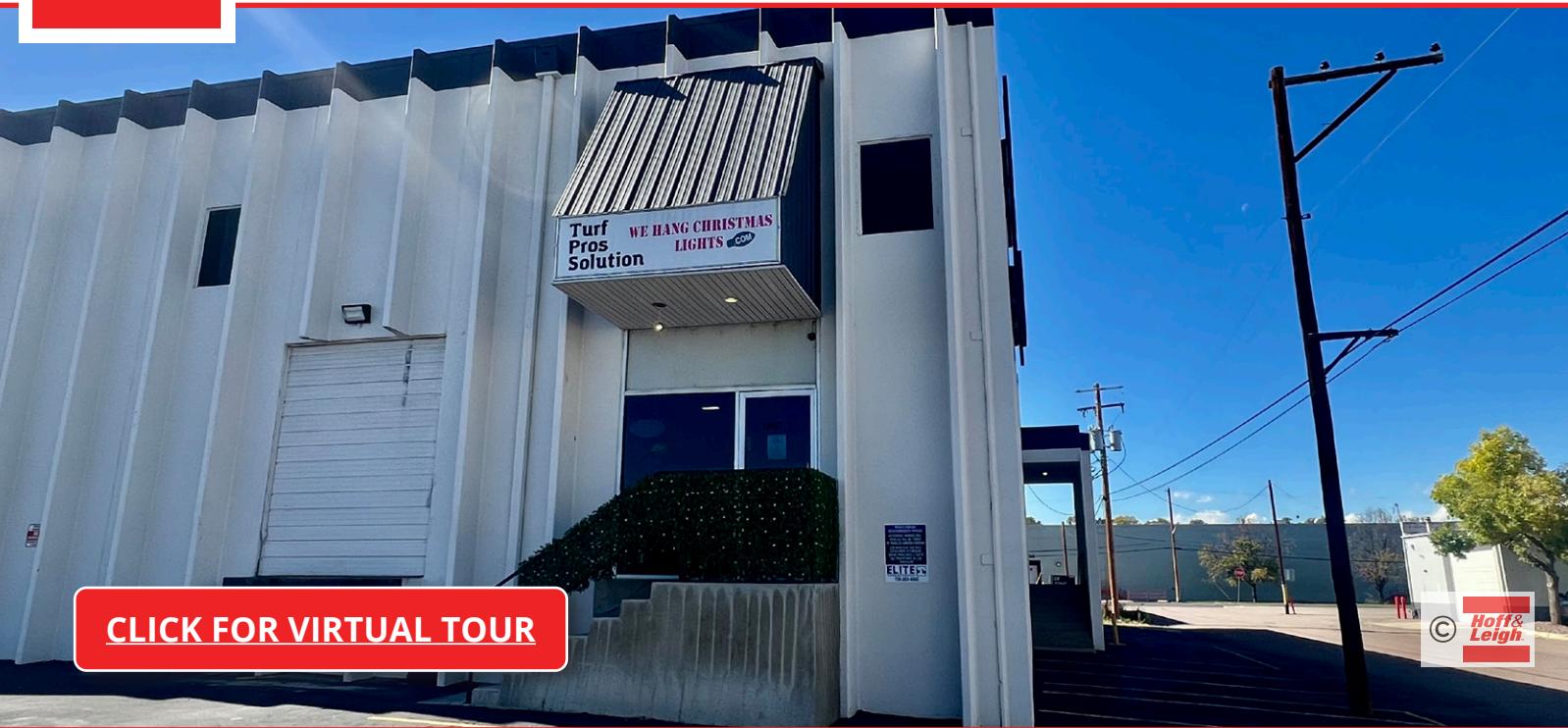


# Industrial Space For Sublease

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 well-maintained 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

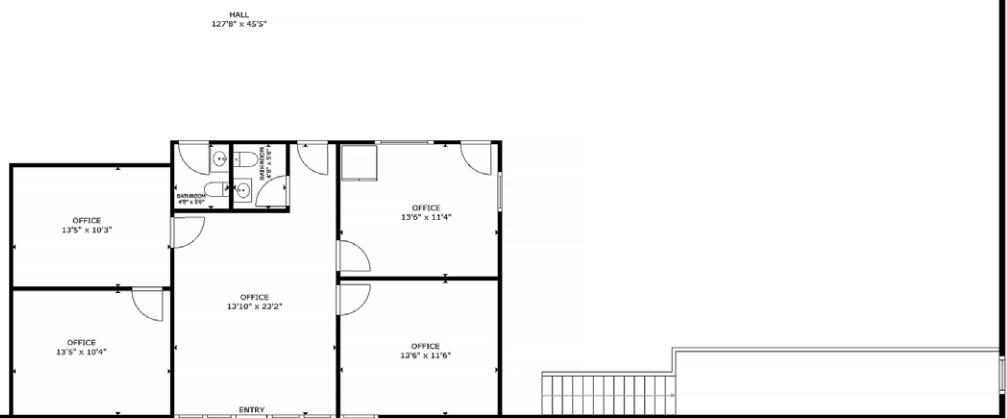
- Sublease through August 31, 2029
- High Ceilings
- Dock High Door
- End Cap Unit
- Central Denver Location

## Property Details

	<b>Lease Rate</b> \$11.14 SF/YR (+ \$4.81 NNN)		<b>Space Available</b> 6,000 SF
	<b>Zoning</b> I-A		

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## FLOOR PLAN



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### Our Network Is Your Edge



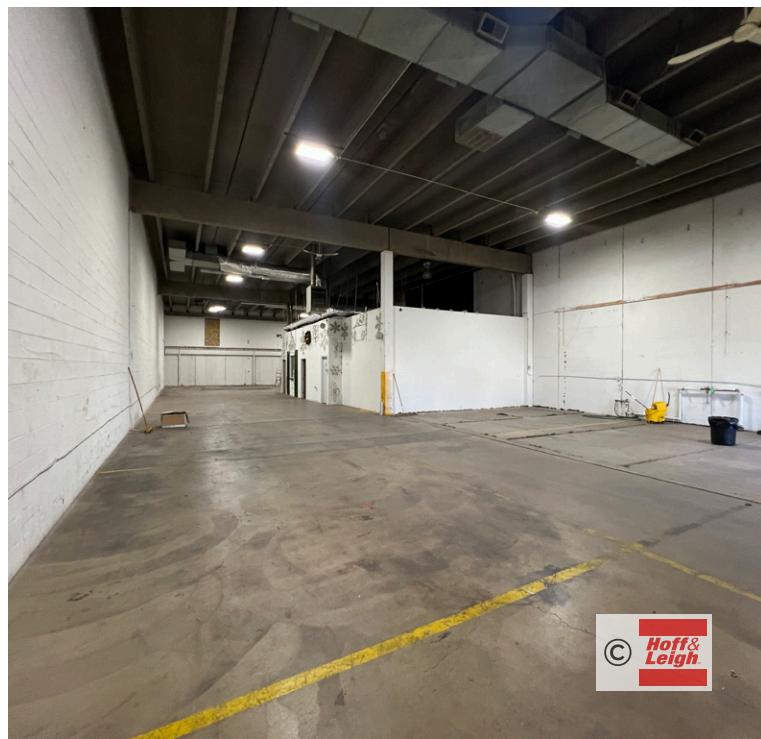
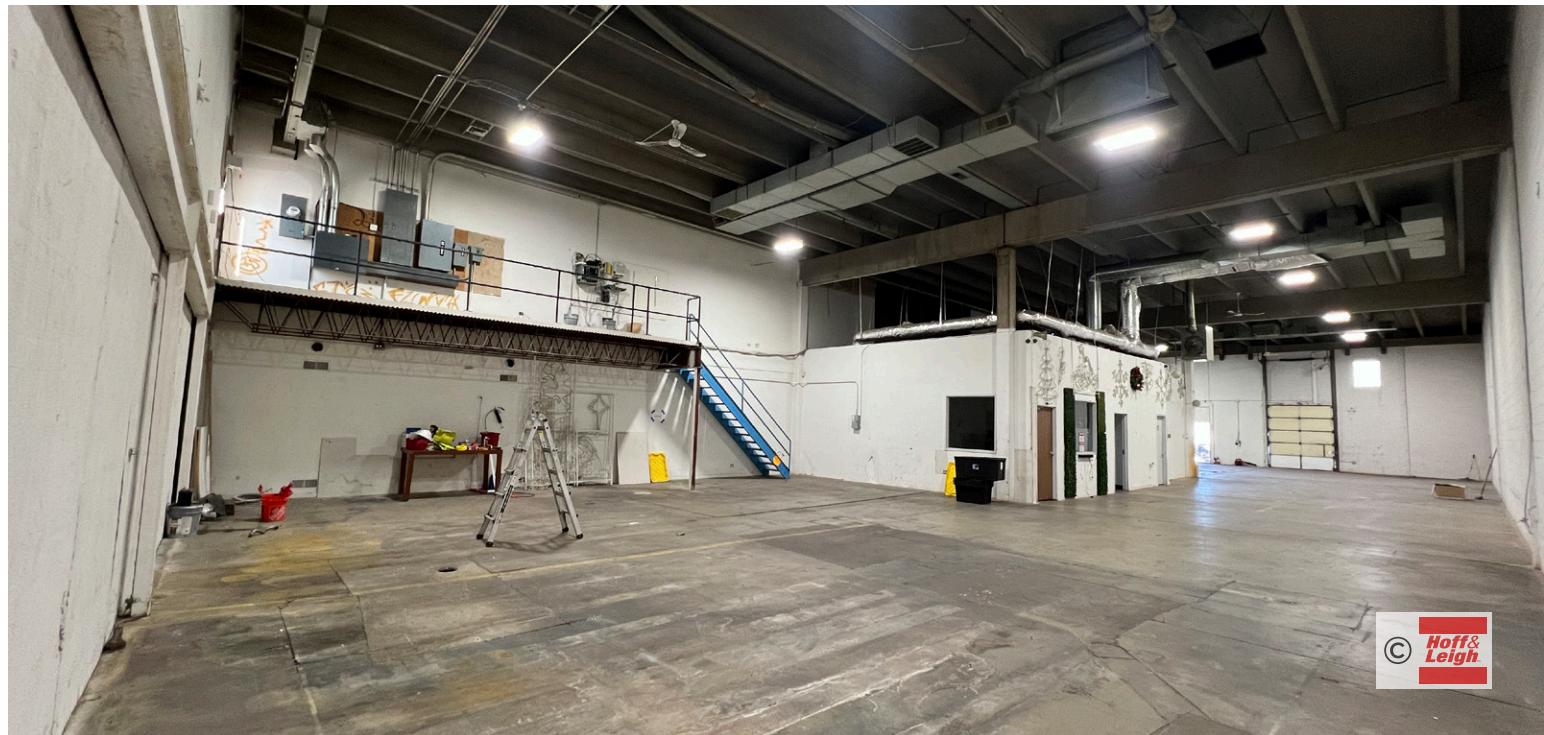
All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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## DEMOGRAPHICS



**252,659**  
Population



**34.0**  
Median Age



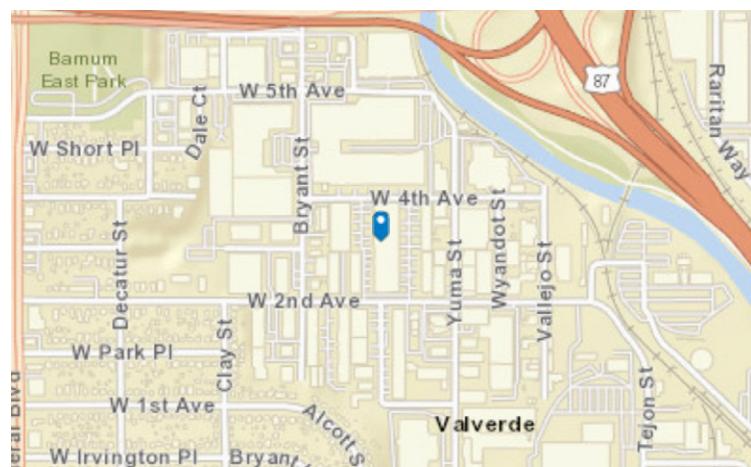
**2.0**  
Average  
Household Size



**\$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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### Our Network Is Your Edge

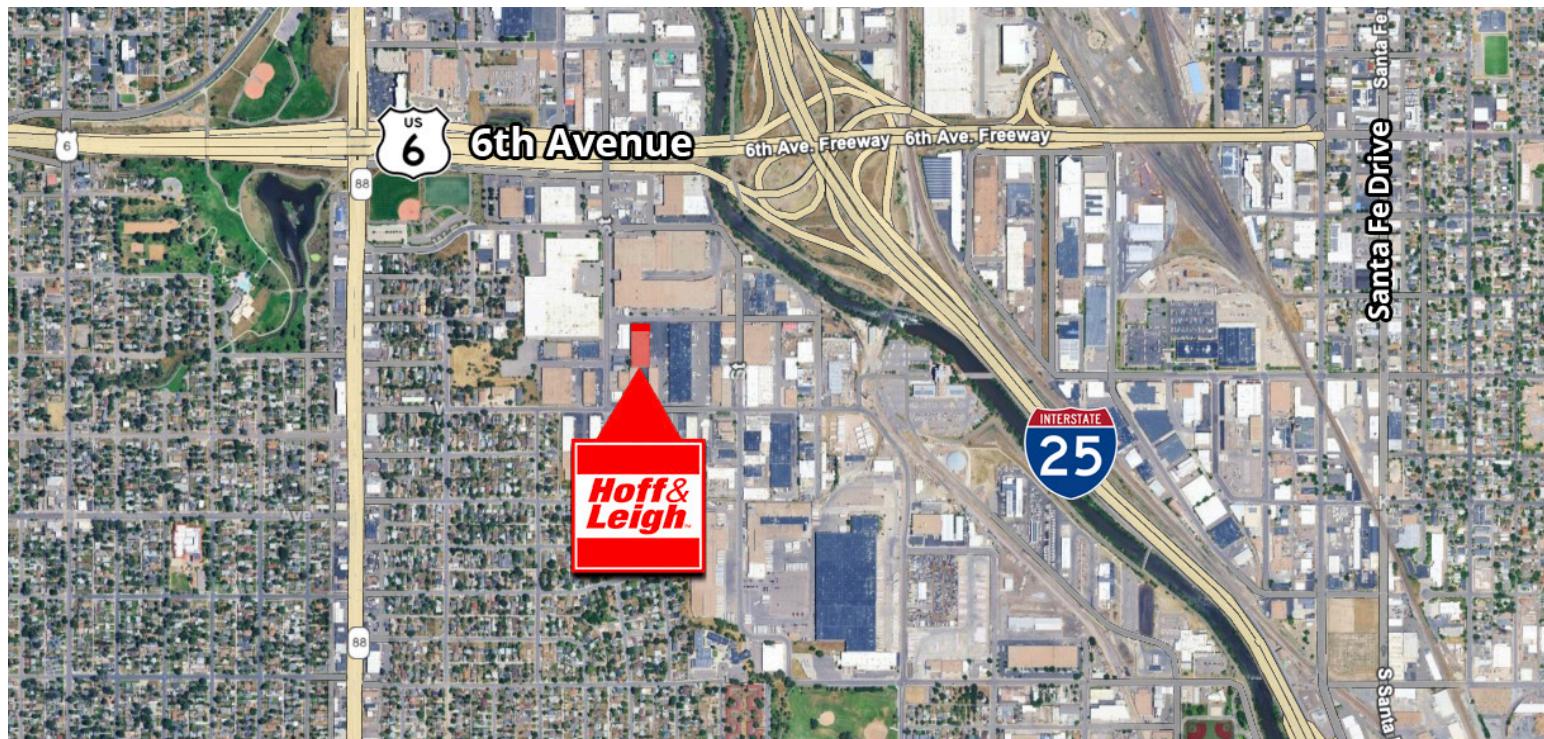
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