

For Sublease

2494 W. 2nd Ave.
Denver, CO 80223



PROPERTY DESCRIPTION

Located in Denver's central industrial corridor, **2494 W. 2nd Ave** offers 10,000 SF of functional warehouse space with $\pm 2,000$ SF of office and a bonus mezzanine area. The building features 16-foot clear height, two dock-high and two drive-in doors, a small fenced yard, and ten dedicated parking spaces. Zoned I-A, this versatile property is just minutes from I-25, Hwy 85 (Santa Fe Drive), and 6th Avenue, with easy access to both I-70 and downtown Denver. Approximately 27 miles from Denver International Airport, the location is ideal for light manufacturing, third-party logistics, showroom/warehouse, or contractor operations seeking convenient regional distribution capabilities.

BUILDING SUMMARY

REDUCED SUBLEASE RATE	\$11.00/SF NNN \$9.50/SF NNN
SUBLEASE AVAILABILITY	11/01/2025
SUBLEASE EXPIRATION	04/29/2029
SUBLEASE SPACE	10,000 SF with roughly 2,000 SF Office; Bonus SF: Mezzanine Area - +/- 800 SF
OPERATING EXPENSES	\$4.87/SF
LOADING	2 Drive-in doors; 2 Dock High
POWER	To Be Verified
CLEAR HEIGHT	16-Feet
PARKING	10 Stalls
SPRINKLERED	No
ZONING	Industrial (I-A)
YOC	1963



JUSTIN RAYBURN
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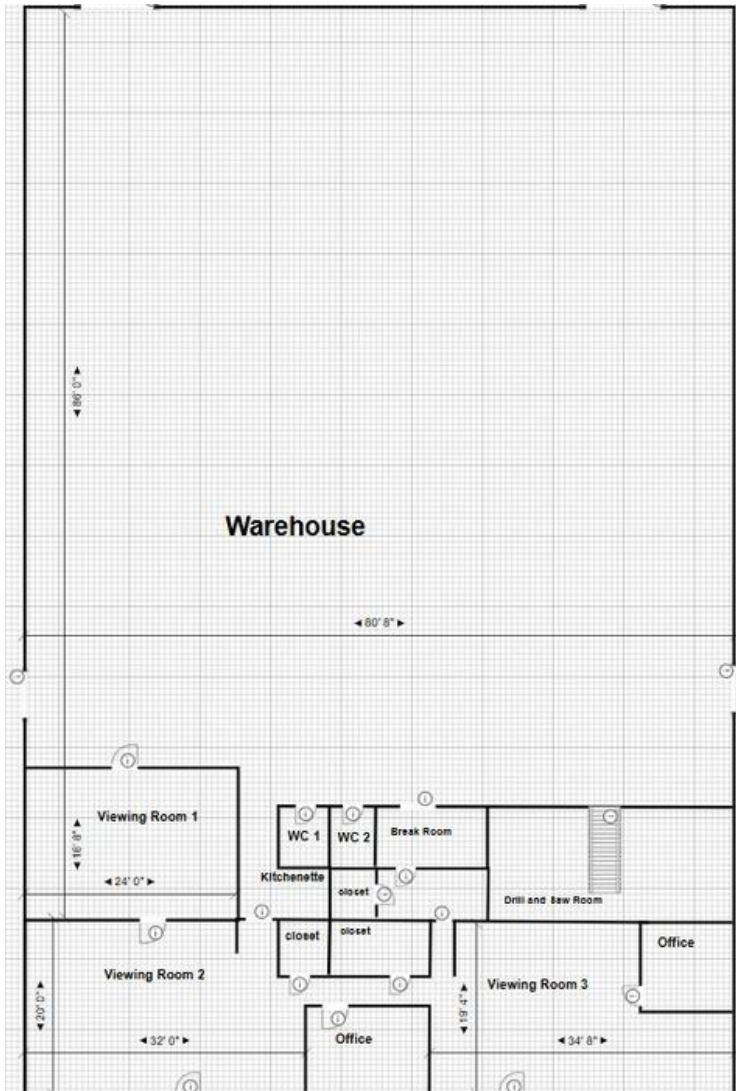
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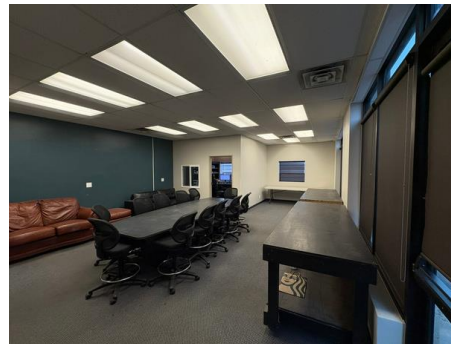
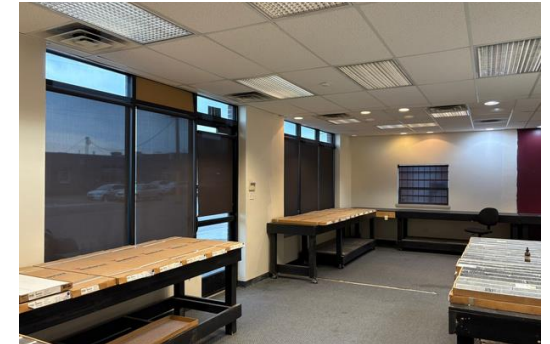
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FLOOR PLAN



PROPERTY PHOTOS



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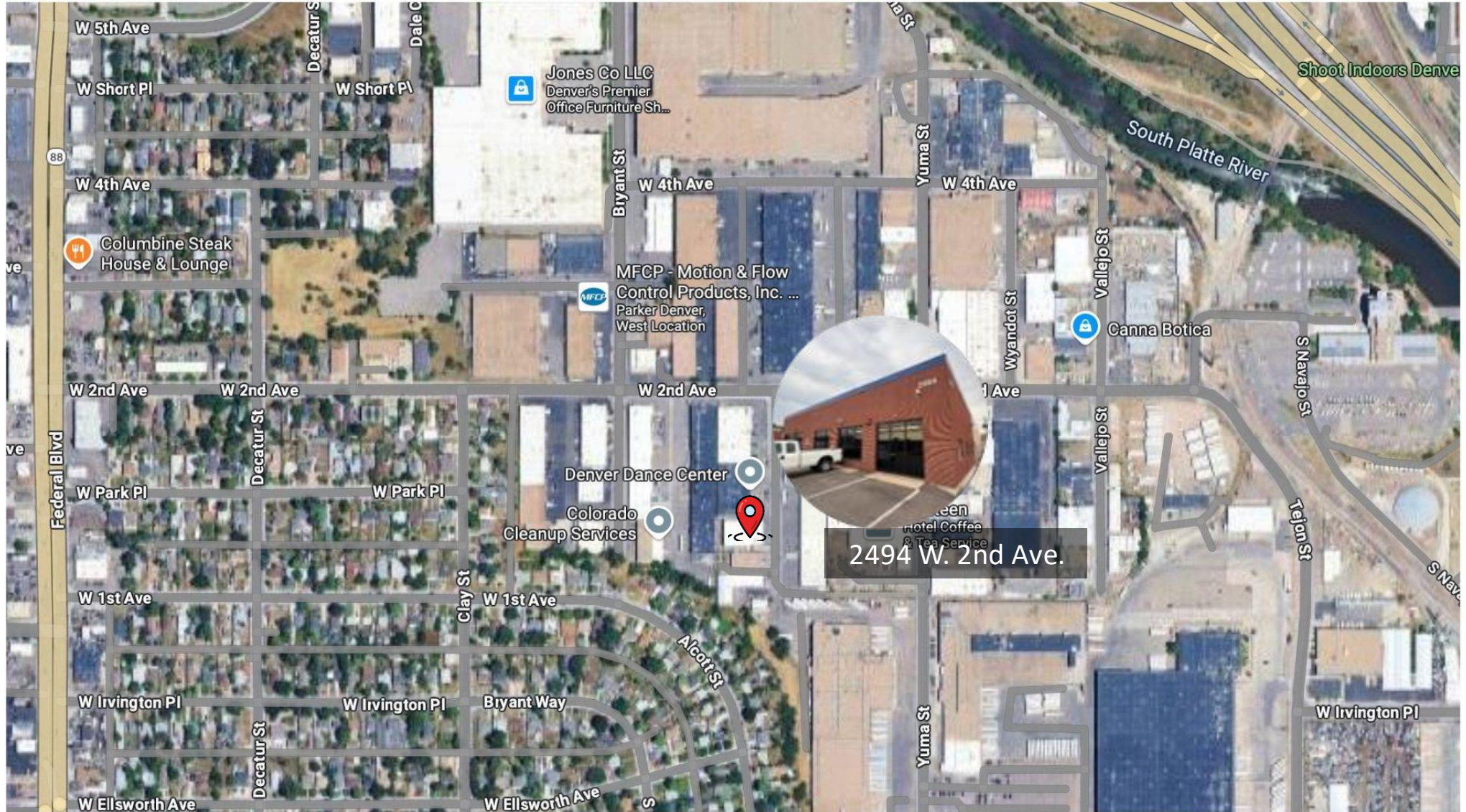
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LOCATION AERIAL



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