









# 6521-6541 Washington Street

Denver, CO 80229



## PROPERTY FACTS

ZONING	CLEAR HEIGHT	ELECTRICAL
 (ADAMS CO.) I-PUD	 ~14'+	 400 AMP 3 PHASE (TBV)
GROSS LEASABLE AREA	DRIVE-IN DOORS	YARD SPACES
 14,400 SF	 12'W x 14'H	 8,000 - 19,000 SF

## FOR LEASE



AVAILABLE SPACES

UNIT C-D: 7,200 SF

UNIT W: 7,200 SF

SE CNR YARD: ~8,000 SF

SW MID YARD: ~19,000 SF



RATE

**\$11.25/SF/YR + NNN**

### LEASE RATE BREAKDOWN

**Industrial Space: \$11.25/SF/YR**

**NNN: \$5.79/SF/YR**

**SE CNR YARD: \$2,500.00/MO (GROSS)**

**SW MID YARD: \$5,000.00/MO (GROSS)**

For more information:

**Mark Kennedy**

720-979-2041 | mark@re1313.com | RE1313.com



**RE1313, LLC**

5040 Acoma Street Denver, CO 80216





# 6521-6541 Washington Street

Denver, CO 80229



Excellent opportunity to lease a highly versatile commercial space in Denver. This property offers a range of options suitable for industrial, flex, or retail use, with two available spaces at 7,200 square feet each.

The property boasts a total building size of 83,898 square feet on a large 4.91-acre lot. The metal construction building, built in 1974, features a 400-amp, 3-phase power supply (tbv), making it suitable for a variety of business operations. The property is zoned PUD, allowing for a wide range of uses. The property also features drive-in bays, and some spaces are divisible to suit your specific needs. This is a prime location in Denver with easy access to major transportation routes. Don't miss this opportunity to secure a fantastic space for your business. Contact us today for more information or to schedule a tour.

## AVAILABLE SPACES

**UNIT C-D: 7,200 SF**

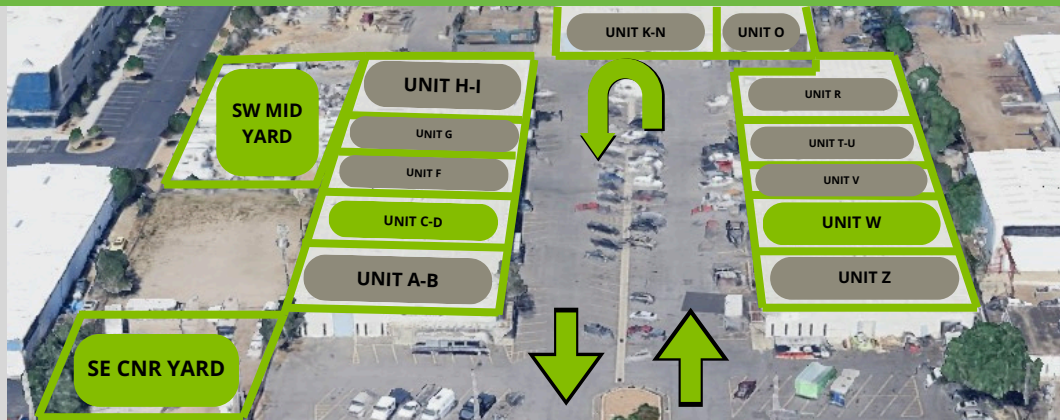
**UNIT W: 7,200 SF**

**SE CNR YARD:**

**\$2,500.00/MO (GROSS)**

**SW MID YARD:**

**\$5,000.00/MO (GROSS)**



For more information:

**Mark Kennedy**

720-979-2041 | [mark@re1313.com](mailto:mark@re1313.com) | [RE1313.com](http://RE1313.com)

**RE1313, LLC**

5040 Acoma Street Denver, CO 80216

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.