



6521-6541 Washington Street

Denver, CO 80229



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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)

PROPERTY FACTS

ZONING
(ADAMS CO.) I-PUD

CLEAR HEIGHT
~14'+

ELECTRICAL
400 AMP 3 PHASE (TBV)

GROSS LEASABLE AREA
14,400 SF

DRIVE-IN DOORS
12'W x 14'H

YARD SPACES
8,000 - 19,000 SF

For more information:

Mark Kennedy

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



RE1313, LLC

5040 Acoma Street Denver, CO 80216



DON'T MISS OUT!

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.

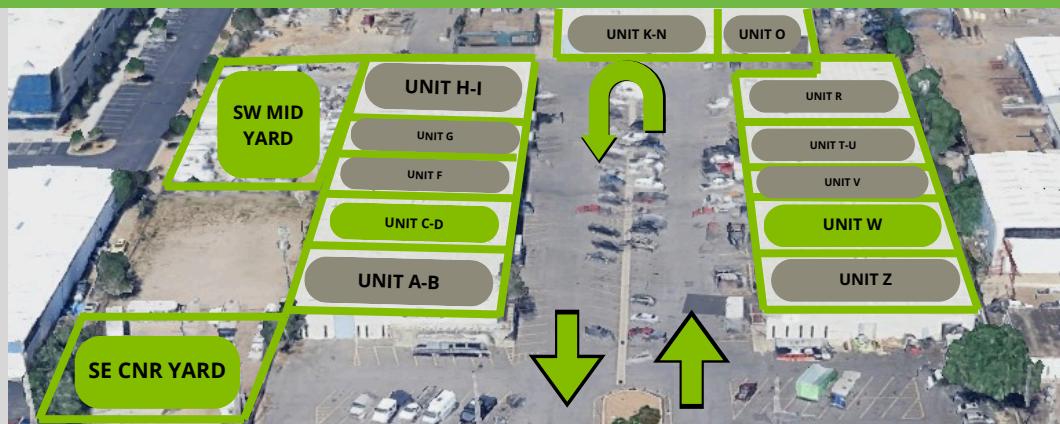
The property boasts a total building size of 83,898 square feet on a large 4.91-acre lot. The metal construction building, built in 1974, features a 400-amp, 3-phase power supply (tbv), making it suitable for a variety of business operations. The property is zoned PUD, allowing for a wide range of uses. 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.

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