



FOR LEASE

6,764 SF Ofc/Whs With Fenced Yard

1438 S Cherokee St | Denver, CO 80223

RATE REDUCED!



I-A Denver Zoning - Heavy Equipment Permissible

CONTACT:

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UNIQUE PROPERTIES

400 S. BROADWAY

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OFFERING SUMMARY

Available SF:	6,764 SF
Office:	1,844 SF
City/County:	Denver/Denver
Expenses:	\$5.00/SF \$12.50/SF NNN
Lease Rate:	\$15.00 SF/yr (NNN)
Ceiling Height:	12' Clear
Zoning:	I-A
Construction:	Brick and Block
Drive In Doors:	Two 10' Doors
Power	208V, 200A, 3 Phase

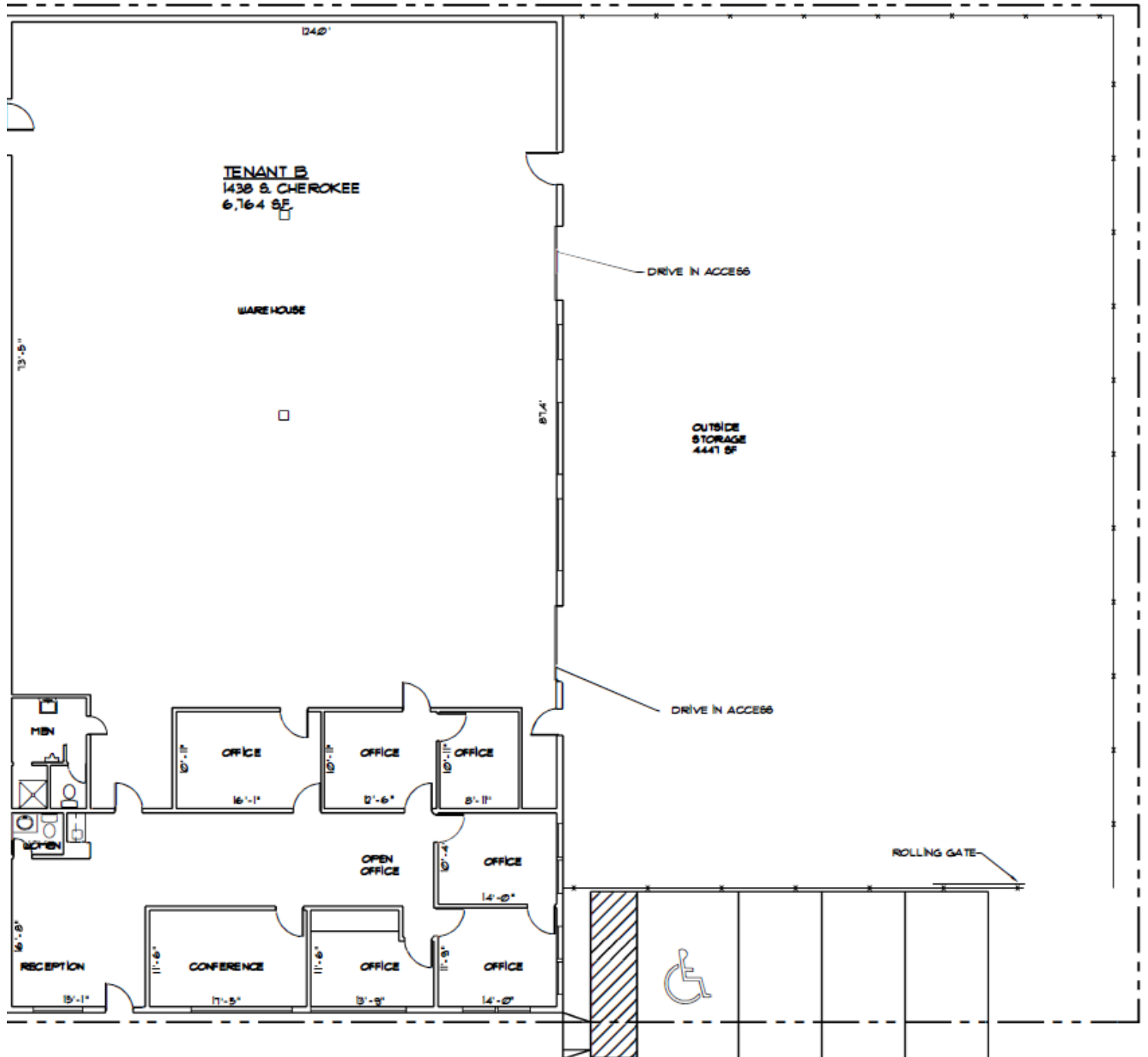
PROPERTY OVERVIEW

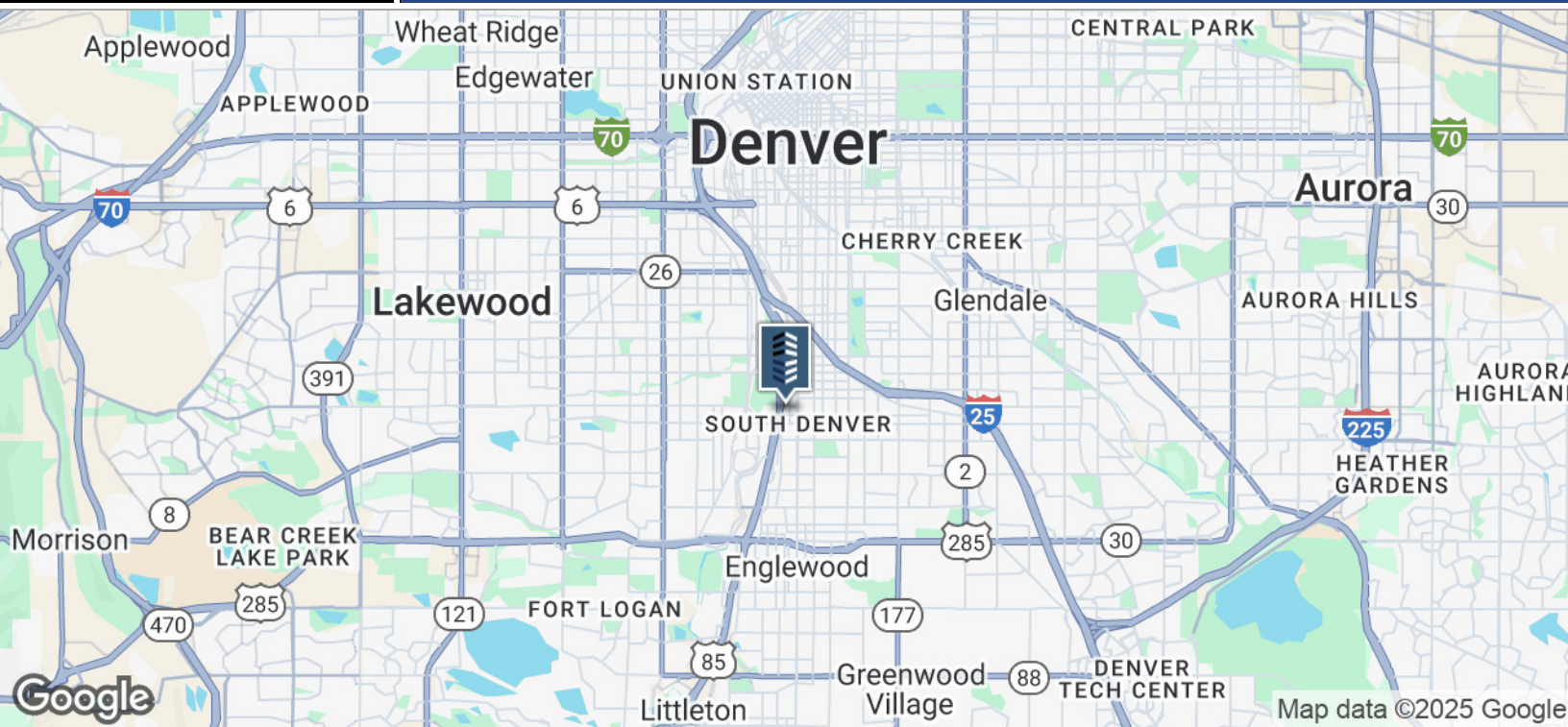
Well located right off Santa Fe & Mississippi in one of Central Denver's' tightest and oldest Industrial Markets. Ideal for general office warehouse uses, service companies, distributors and light manufacturing, and many more. Property has a rare concrete, fenced yard area for vehicles or material storage, 2 10x10 drive in loading doors, wide open warehouse area with well distributed power, and a nice office area with receptions, open bullpen, perimeter privates, and conference/training room. Call Greg or Earl to set up a showing.

PROPERTY HIGHLIGHTS

- Ample Power (280 V, 200 A, 3 Phase)
- Two 10' drive in doors
- Skylights let it ample natural sunlight
- Great for multitude of industrial uses
- Directly off of S Santa Fe Dr.
- Easy Access to I-25, Denver and Surrounding Metro Areas







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