

WELBY INDUSTRIAL PARK

2300 East 76th Avenue, Building D, Suite 500
Denver, CO 80229



4,946 SF Available for Sublease

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HENRY GROUP
REAL ESTATE

PROPERTY DESCRIPTION

Henry Group Real Estate is pleased to offer 2300 E 76th Ave. Unit D500, Denver CO 80229 for sublease, available immediately. This Class A, high-bay industrial space boasts rare amenities not found in small-bay industrial space. It offers 24' clear-height, excellent highway access, fully conditioned office/warehouse, high-image, and both dock-high and drive-in loading. This opportunity is perfect for light industrial occupants who want a shorter term with the ability to extend to a full-term lease directly with ownership if desired.

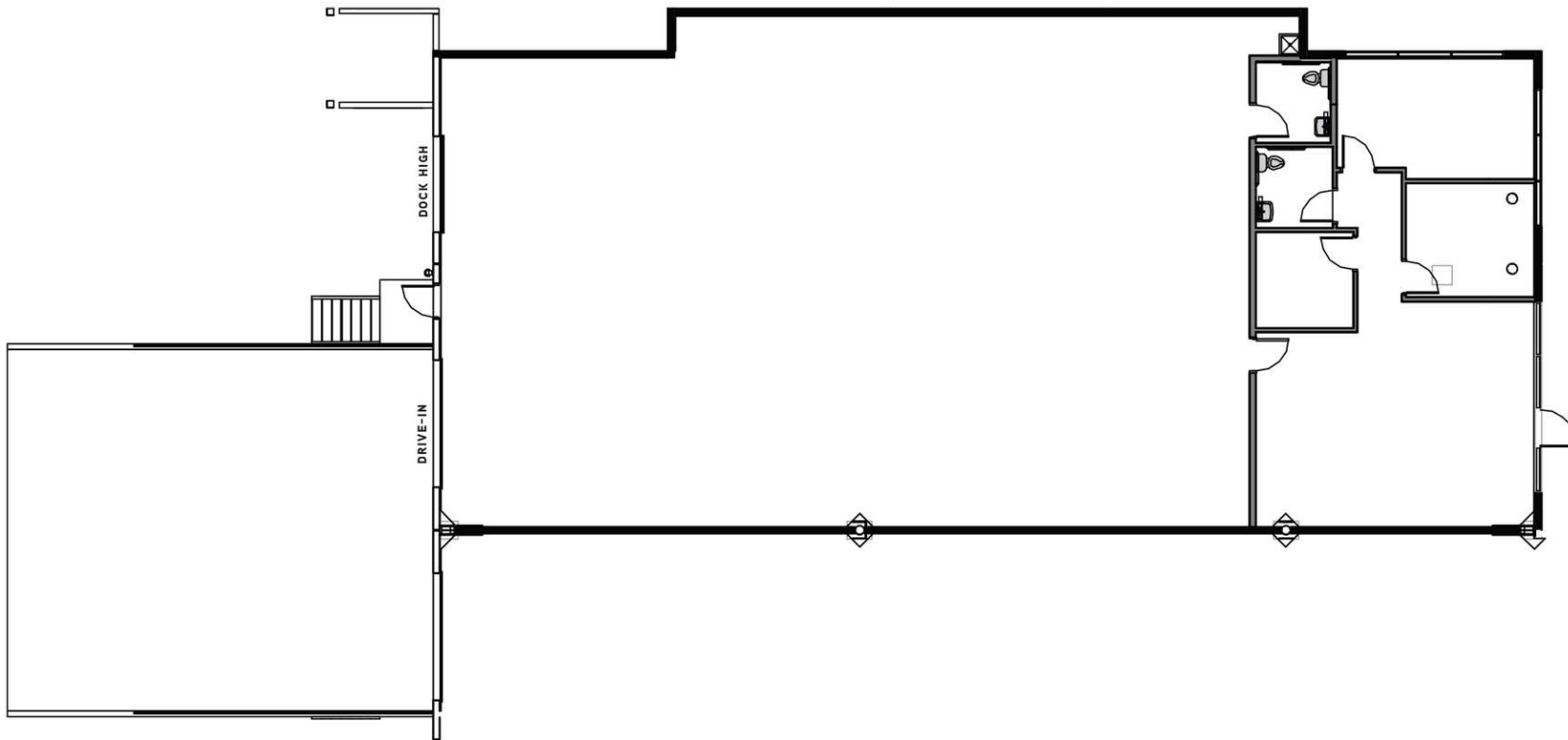
PROPERTY HIGHLIGHTS

- 4,946 SF fully conditioned office/warehouse for sublease
- Approximately 1,176 Office SF
- \$14.50 NNN | \$6.80/SF NNN's expenses
- Available now
- Term through November 2025
- 24' clear-height

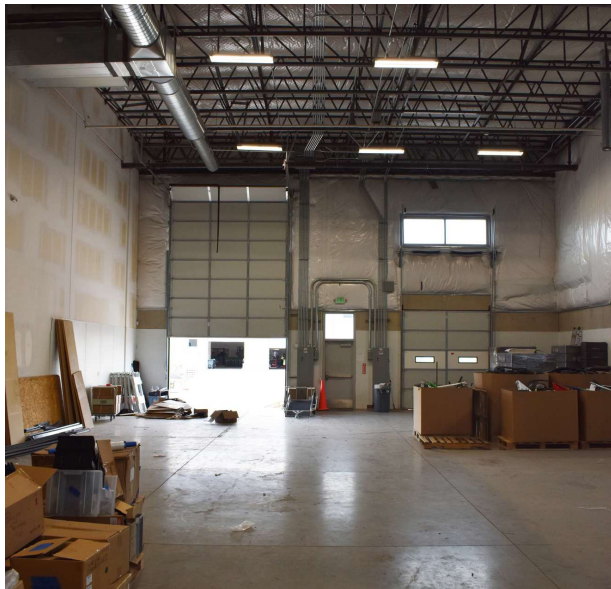


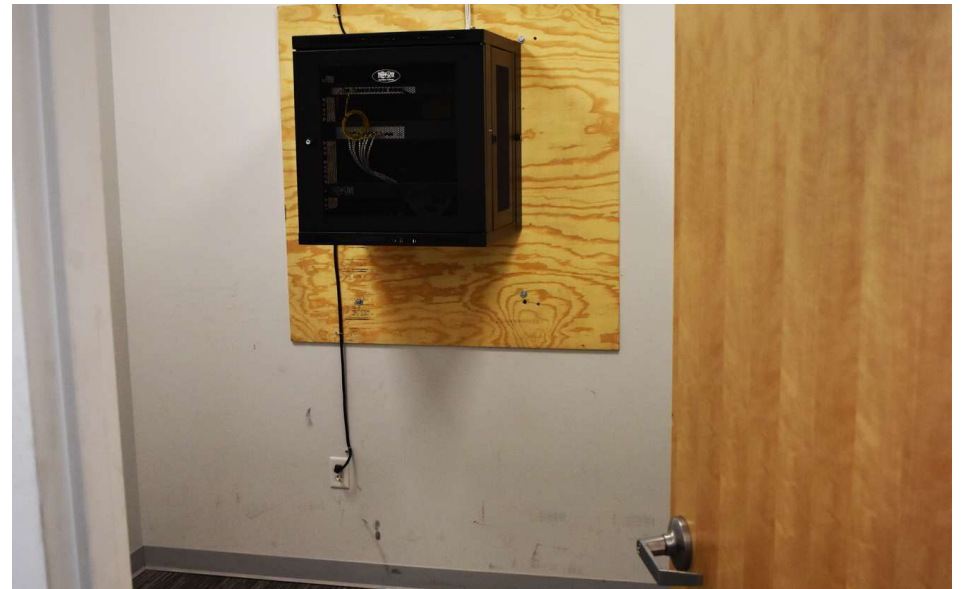
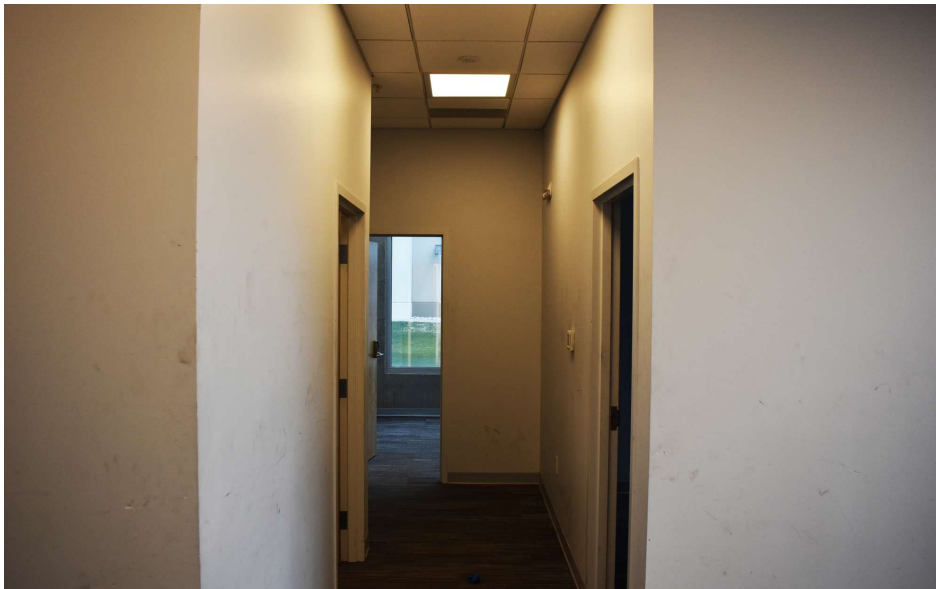
OFFERING SUMMARY

Building Name	Welby Business Park
Building Address	2300 East 76th Avenue, Denver, CO 80229
County	Unincorporated Adams
Building Size	30,000 SF
Lot Size	3.01 Acres
Year Built	2018
Zoning	I-1
Sprinkler System	ESFR
Drive-in Loading	One (1) drive-in door (12' x 16')
Dock-high Loading	One (1) dock-high door (8' x 10')
Power	250-500 Amps 277/480 Volts









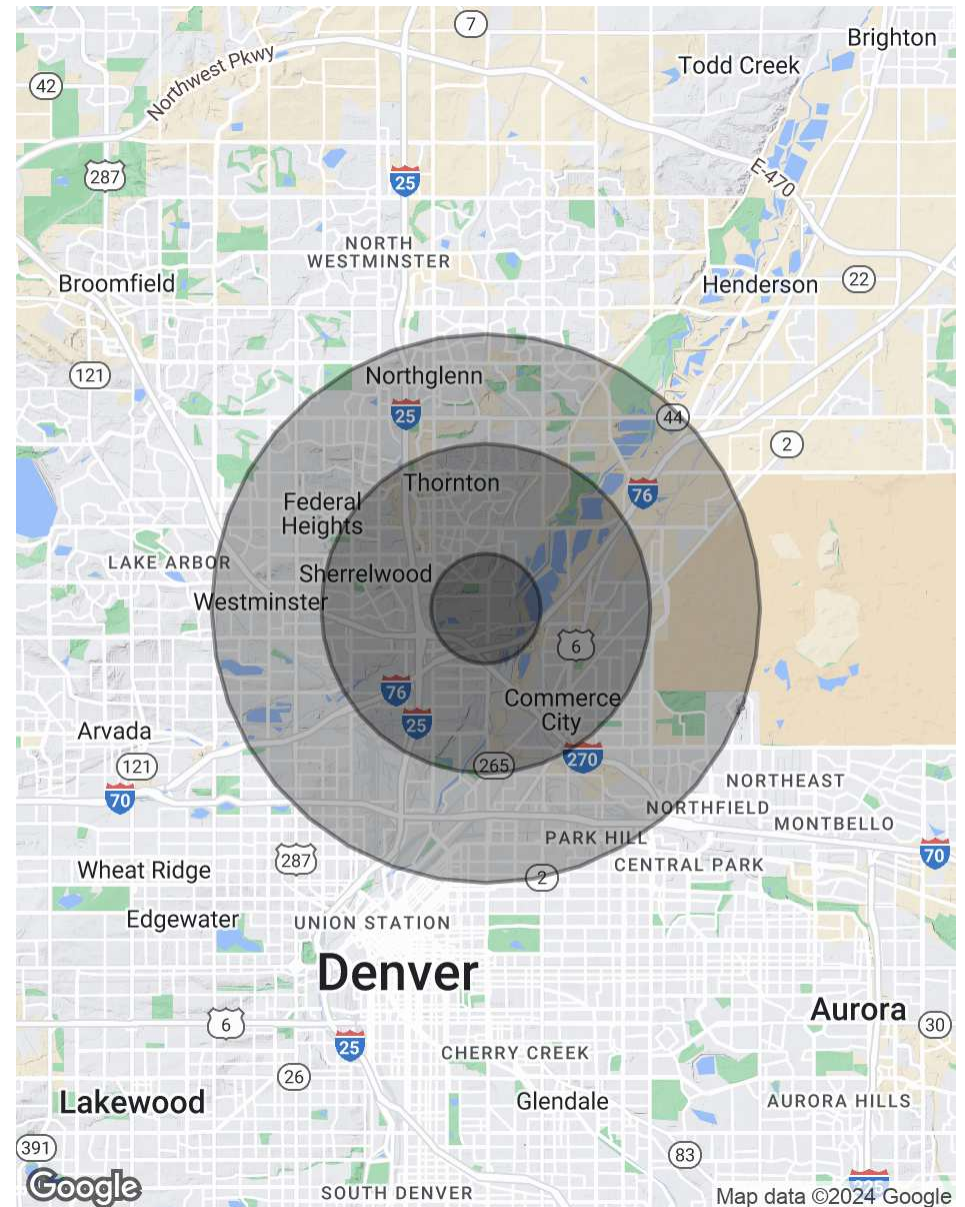
POPULATION

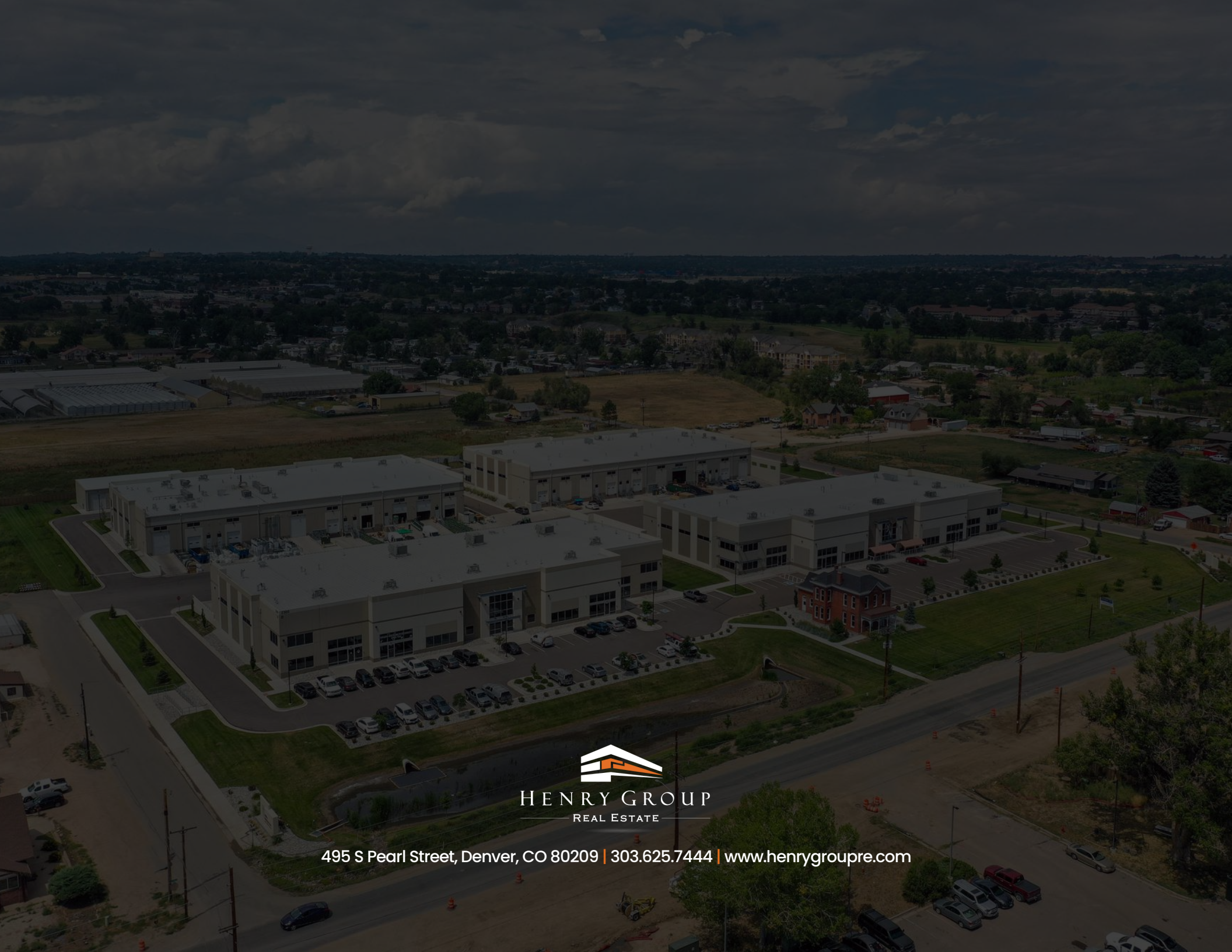
	1 MILE	3 MILES	5 MILES
Total Population	7,170	101,347	279,194
Average Age	34.1	33.0	33.2
Average Age (Male)	33.1	33.0	32.6
Average Age (Female)	33.6	32.7	33.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,692	33,208	95,605
# of Persons per HH	2.7	3.1	2.9
Average HH Income	\$63,306	\$66,953	\$74,600
Average House Value	\$218,162	\$246,444	\$274,144

2020 American Community Survey (ACS)





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