

8269 E. 23RD AVE
DENVER, COLORADO

Gruber Commercial Real Estate, Inc | 209 Kalamath Street #9, Denver, CO 80223 | Tel: 720-490-1442



FOR LEASE

Smaller Warehouse and Office Spaces Available Together or Separate

SIZE: 150/SF up to 9,670/SF

PROPERTY HIGHLIGHTS

- Flexible Lease Terms
- Short Term Leases Okay
- Aggressive Rent Options
- Fenced Loading Court
- Local Ownership
- Walking Distance to Restaurants/ Neighborhood Amenities

Russell Gruber

Industrial Specialist / Owner

Cell: 720-490-1442

russell@grubercre.com



LEASE RATE
CONTACT BROKER

Gruber

COMMERCIAL REAL ESTATE

grubercommercial.com

PROPERTY DETAILS

- YOC: 1989
- Zoning: C-MU-20

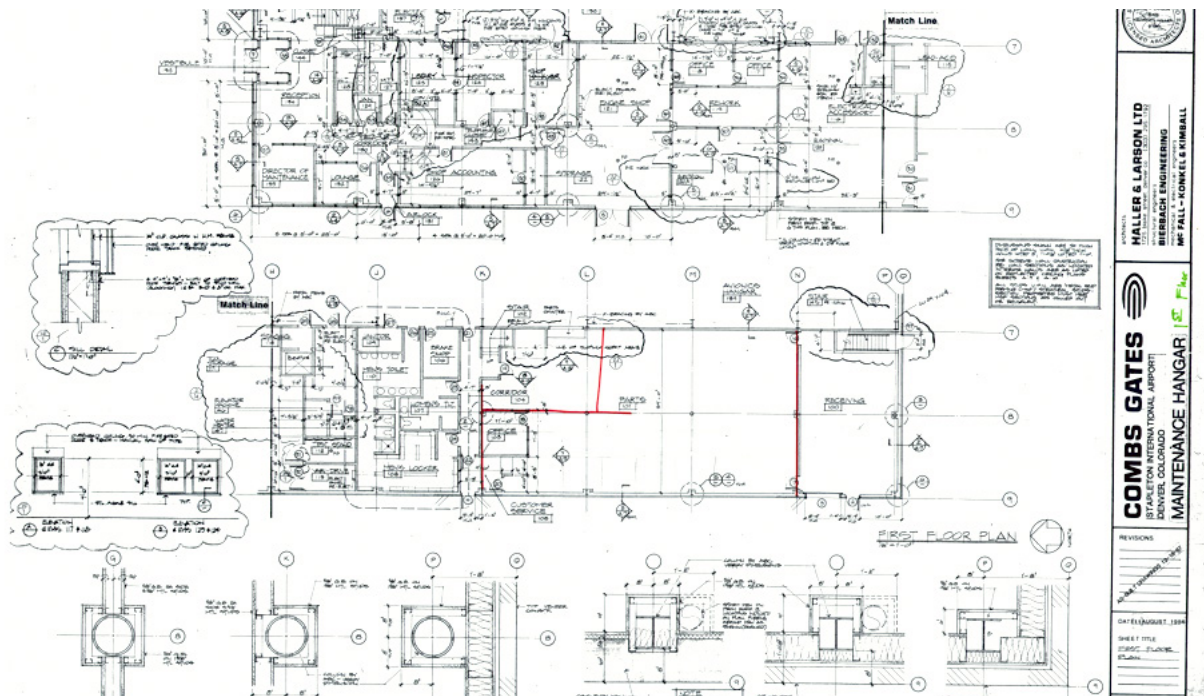
AVAILABLE LEASE OPTIONS

- **Office Space:**
150/SF (1st floor)
- **Retail/Office Space:**
4,885 sf (1st floor)
- **Warehouse:**
2,930/SF (1st Floor with
Grade Level Loading)
- **Office Space:**
1,705/SF (2nd floor)

AERIAL VIEW



FLOOR PLAN



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