

# INDUSTRIAL FOR LEASE

1901 S Bannock St. | Denver, CO 80223



**LEASE RATE**  
\$13.00/SF NNN



**EST NNN**  
\$5.50/SF



**SPACE AVAIL.**  
5,000 SF



**ZONING**  
I-A

## SUMMARY

1901 S Bannock Street presents a rare leasing opportunity in Denver's established industrial corridor, offering 5,000 square feet of functional space comprised with an additional 5,000 SF of upstairs office/mezzanine space. The standalone building features three 10-foot grade-level drive-in doors, a fully fenced and paved dedicated yard, and versatile layout options to support a wide range of operations. This property is well-suited for industrial users, service providers, manufacturing, distribution, or creative industrial tenants.

## HIGHLIGHTS

- Fully fenced and paved dedicated yard/secure parking area
- Three 10' grade-level drive-in doors for easy loading/unloading and operational efficiency
- Stand-alone building offering operational independence and identity
- Excellent access to Santa Fe Boulevard, I-25, and major Denver metro thoroughfares

## NORTHPEAK TEAM

### DREW WILLIAMS

Advisor

(303) 917-5232

[Drew@NorthPeakCRE.com](mailto:Drew@NorthPeakCRE.com)



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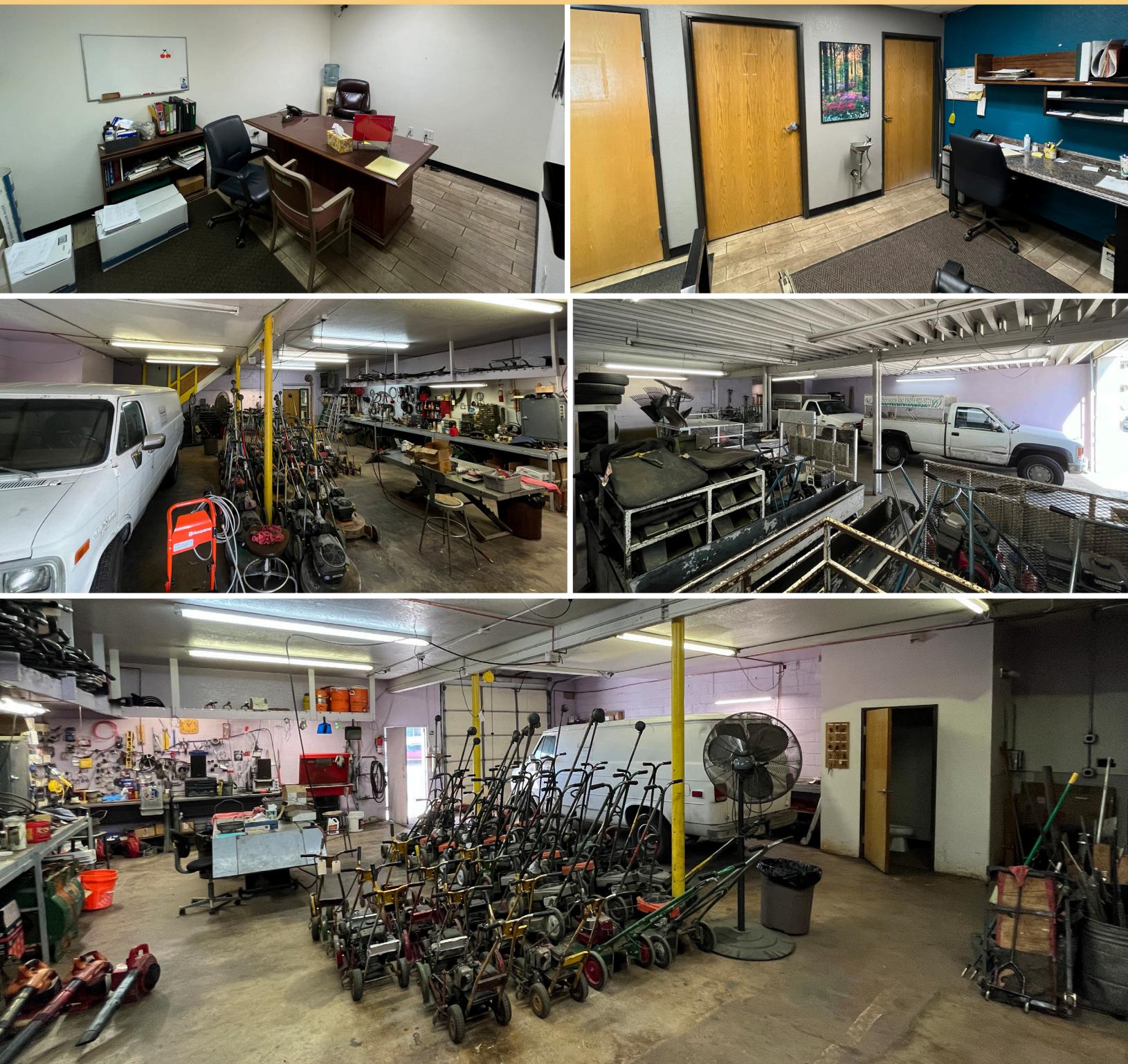
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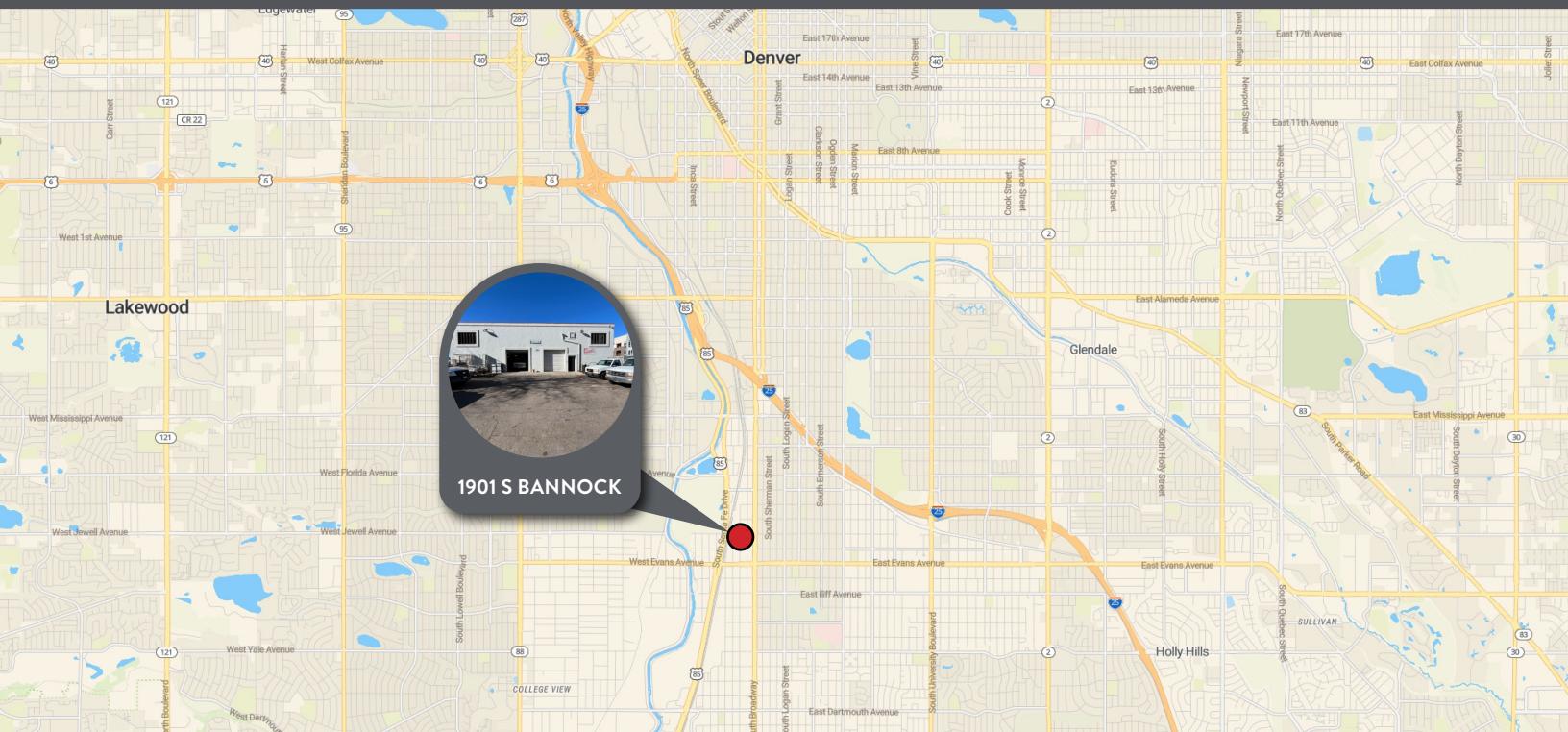
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