



FOR LEASE

Small Office/Warehouse Space

400 S Lipan St | Denver, CO 80223



Drive-In Loading With Heavy Power!

CONTACT:

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UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

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OFFERING SUMMARY

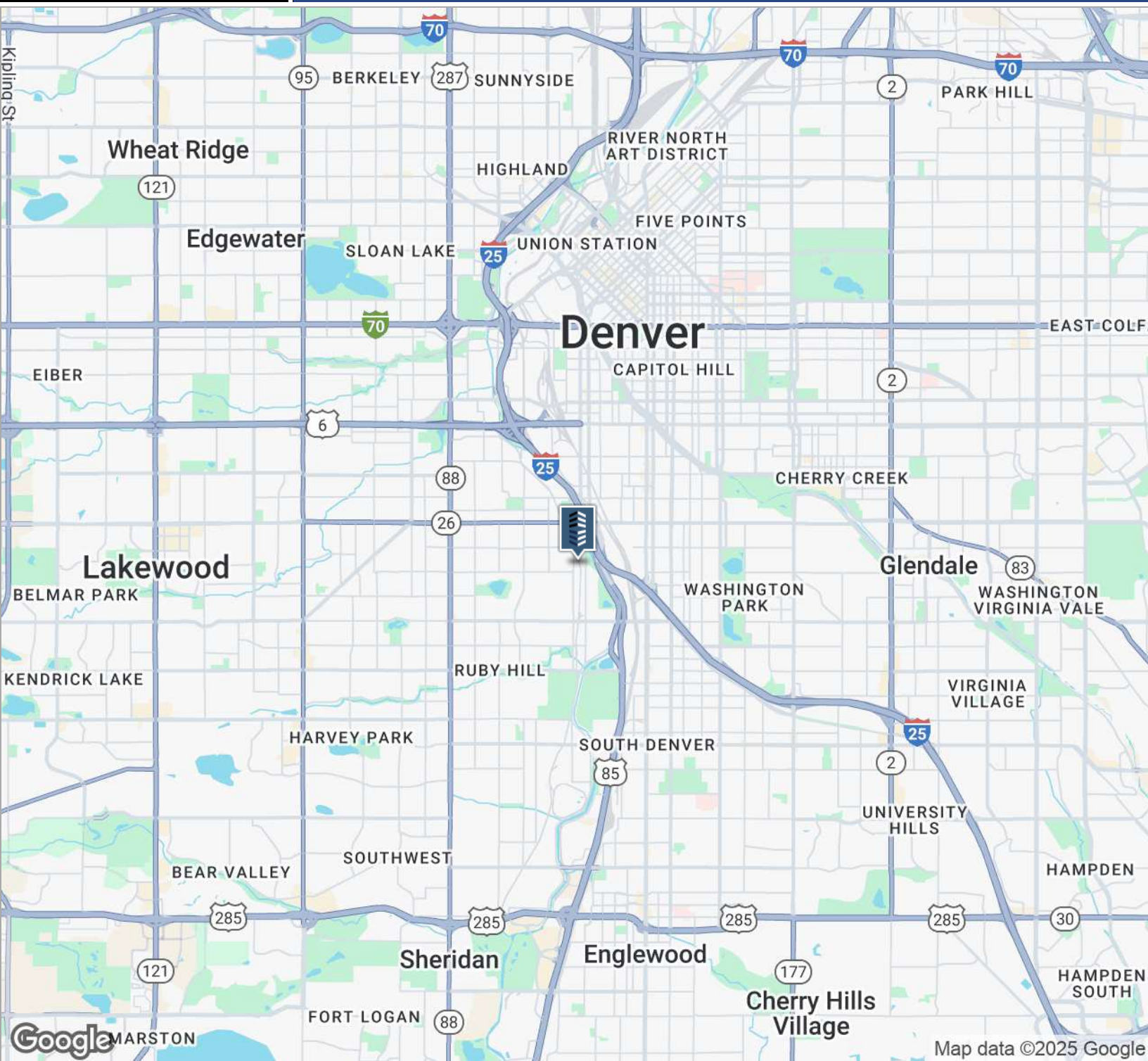
Available SF:	1,250 SF
Lease Rate:	\$2,000/mth MG
Lot Size:	33,416 SF
Building Size:	15,000 SF
Grade Level Doors:	14
Year Built:	1965
Zoning:	I-A

PROPERTY HIGHLIGHTS

- 1,250 SF office/warehouse units available for lease
- Heavy 3 Phase power distributed throughout.
- Warehouse clear height of 12'7"-13'9"
- Unit #15 available - 1,250 SF with one drive-in door
- Lease for just \$2,000/mth plus utilities.

WAREHOUSE WITH HEAVY POWER!





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