



2340 W 2nd Ave
Denver, CO 80223

5,560 SF
Industrial
Space

SUBLEASE
\$9.50/SF NNN !

Property Features



Unit Size*

5,560 SF



Rate

\$9.50/SF NNN



Zoning:

I-A , UO-2



Clear Height:

12 Feet



Power:

700a / 220V



Year Built:

1959



Parking

1.16/1000SF



Loading:

1 Half Dock Door

Located just east of Federal Avenue and west of I-25 along 2nd Avenue, this building is centrally located w/ immediate access to I-25 and 6th Avenue.

Renovated, energy-efficient warehouse available for sublease at an amazing rate fitness, and traditional industrial uses. The facility features ~1,000 SF of newly built office space, upgraded lighting and insulation, and a rooftop solar array to help offset utility costs for fast, low-cost occupancy.

The property would work well for a manufacturing, assembly or distribution use.

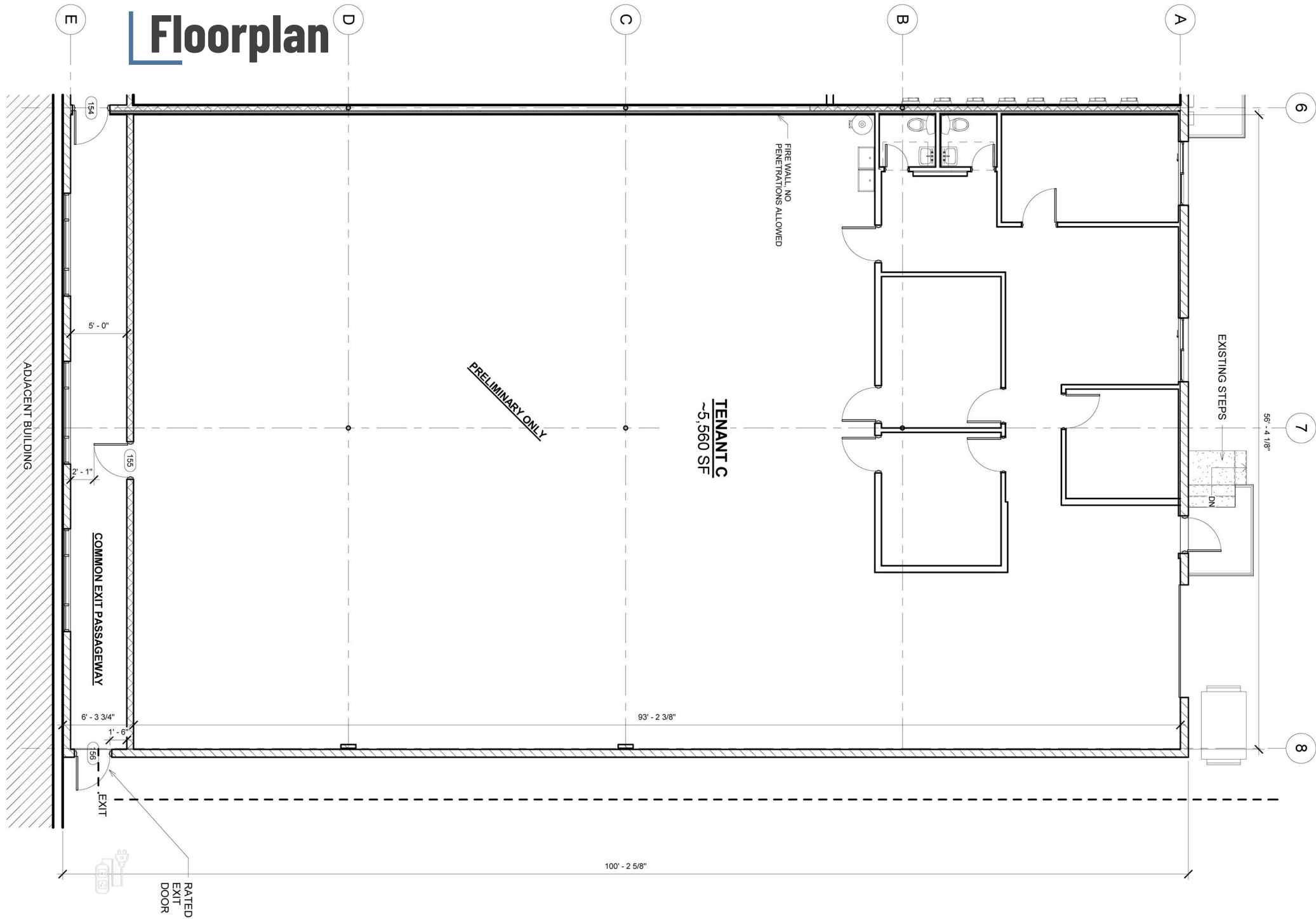
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Floorplan

TENANT C
1 21'6" x 11'0"



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Property Photos



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