



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.

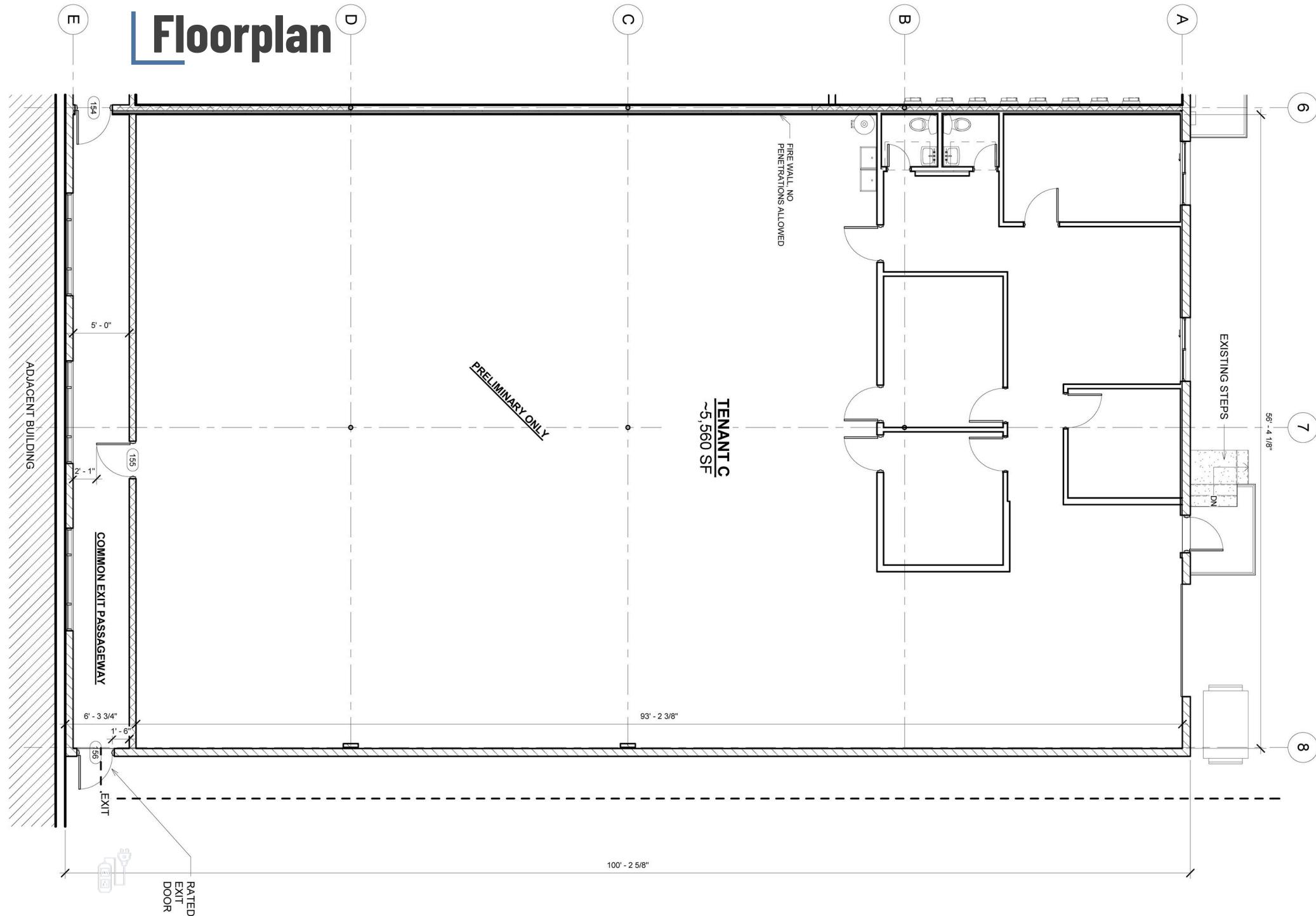
The property would work well for a manufacturing, assembly or distribution use.

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Floorplan



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Property Photos



JASON RUSCIO
PRINCIPAL BROKER
720 364-2073
JRUSCIO@AVANTREP.COM