

**BEST DENVER LOGISTICS LOCATION WITH EXCELLENT ACCESS TO I-25, I-70, I-76, I-270 AND US 36**



**FOR LEASE | ±3.00 ACRES OF YARD FOR OUTSIDE STORAGE/PARKING WITH OFFICE SPACE**

## **LIPAN STREET INDUSTRIAL PARK**

**6135 Lipan Street  
Denver, CO 80221**



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LOGISTICS

# LIPAN STREET INDUSTRIAL PARK

6135 Lipan Street  
Denver, CO 80221

## Property Features

Unique industrial availability providing flexibility for tenants looking for outside storage, trailer parking, and administrative offices. Landlord can accommodate a variety of occupancy combinations.

### Outside Storage/Parking

Parcel C:	3.00 AC / 80 Trailer Stalls
Site Improvements:	Paving, perimeter fencing and lights
Lease Rate:	Contact Broker

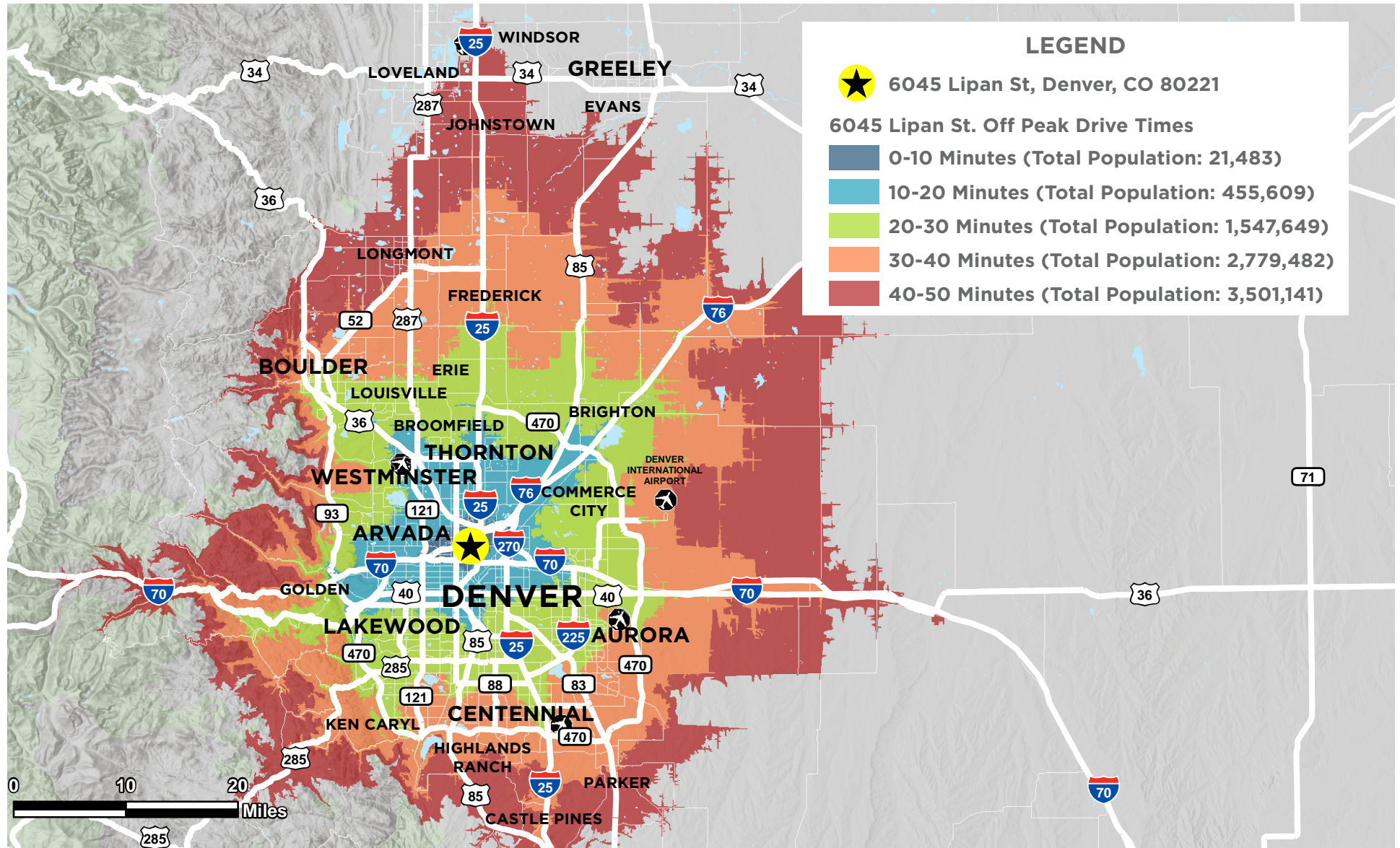
### 6135 Lipan Street: Office Building

Building Size:	±14,000 SF
Available Size:	143 - 3,500 SF
Lease Rate:	To Quote



# LIPAN STREET INDUSTRIAL PARK

6045-6135 Lipan Street  
Denver, CO 80221



# ACCESS AERIAL



**DOWNTOWN DENVER**  
4 MILES



**UNION STATION**  
5 MILES



**DENVER INTERNATIONAL AIRPORT**  
25 MILES



**DENVER TECH CENTER**  
18 MILES



**BOULDER, COLORADO**  
22 MILES



**FORT COLLINS, COLORADO**  
60 MILES



**COLORADO SPRINGS, COLORADO**  
76 MILES

## FOR MORE INFORMATION, CONTACT:

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