



FOR LEASE — INDUSTRIAL / FLEX

±10,000 SF Freestanding Building · Dock + Drive-In Loading
1020 S JASON ST | DENVER, CO 80223



\$12.00 SF/yr NNN

±10,000 SF AVAILABLE · FOR LEASE

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PROPERTY OVERVIEW

1020 S Jason Street is a freestanding **±10,000 SF industrial / flex building** in south-central Denver, moments from the Santa Fe Drive corridor and South Broadway with quick access to I-25, US-85, and downtown. The building pairs an open, well-lit warehouse with a finished front office and reception area — a turnkey fit for distribution, light manufacturing, trades, fabrication, or service users.

Loading is handled by both a **dock-high door and a drive-in door** (each 10'W × 12'H), with **12'–16' clear height**, gas-fired unit heaters, exhaust ventilation, floor drains, full fire sprinkler coverage, 220V power, a shop sink, and **new LED lighting** throughout.

PROPERTY HIGHLIGHTS

- (1) Dock-high door & (1) drive-in door — each 10'W × 12'H
- 12' – 16' clear height
- Gas-fired (GFA) unit heaters & exhaust fan
- Floor drains · fully sprinklered
- 220V 3-phase power · shop sink · new LED lighting
- Finished front office / reception area

OFFERING SUMMARY

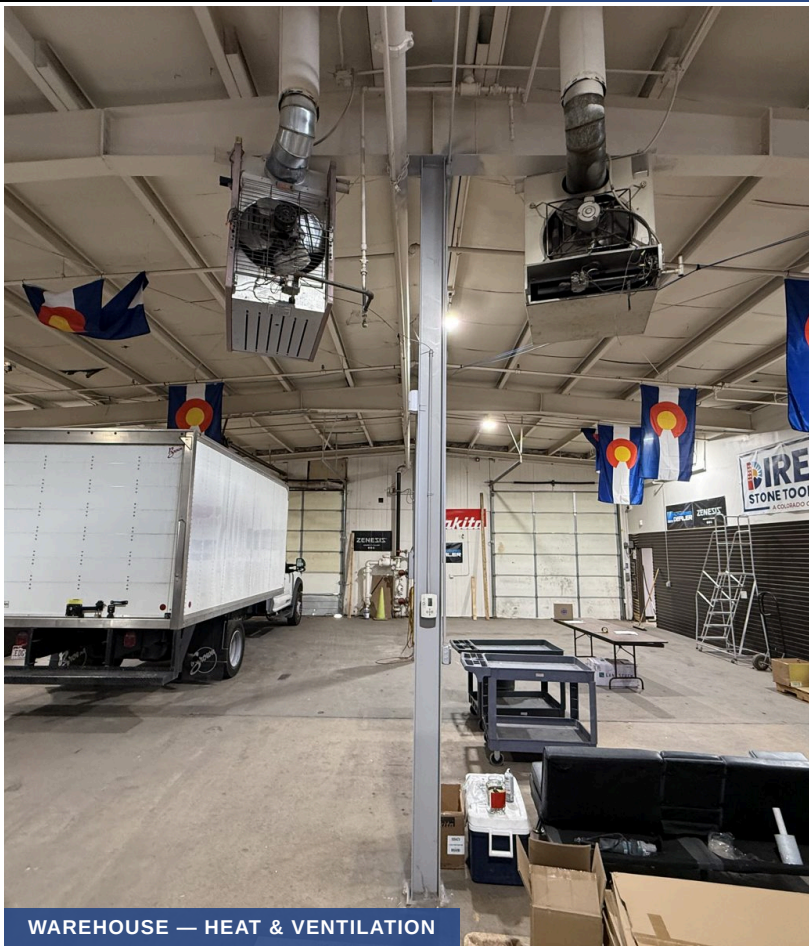
Address	1020 S Jason St Denver, CO 80223
Available SF	±10,000 SF
Building Size	±10,000 SF
Loading	(1) Dock + (1) Drive-In
Door Sizes	10'W × 12'H
Clear Height	12' – 16'
Zoning	I-2
Heat / Vent	GFA Heaters + Exhaust
Sprinklered	Yes
Power	220V · 3-Phase
Lighting	New LED

Lease Rate **\$12.00 SF/yr NNN**

Est. NNN **~\$7.18 SF**



LOADING — DOCK WELL & DRIVE-IN



WAREHOUSE — HEAT & VENTILATION



WAREHOUSE — DRIVE-IN LOADING

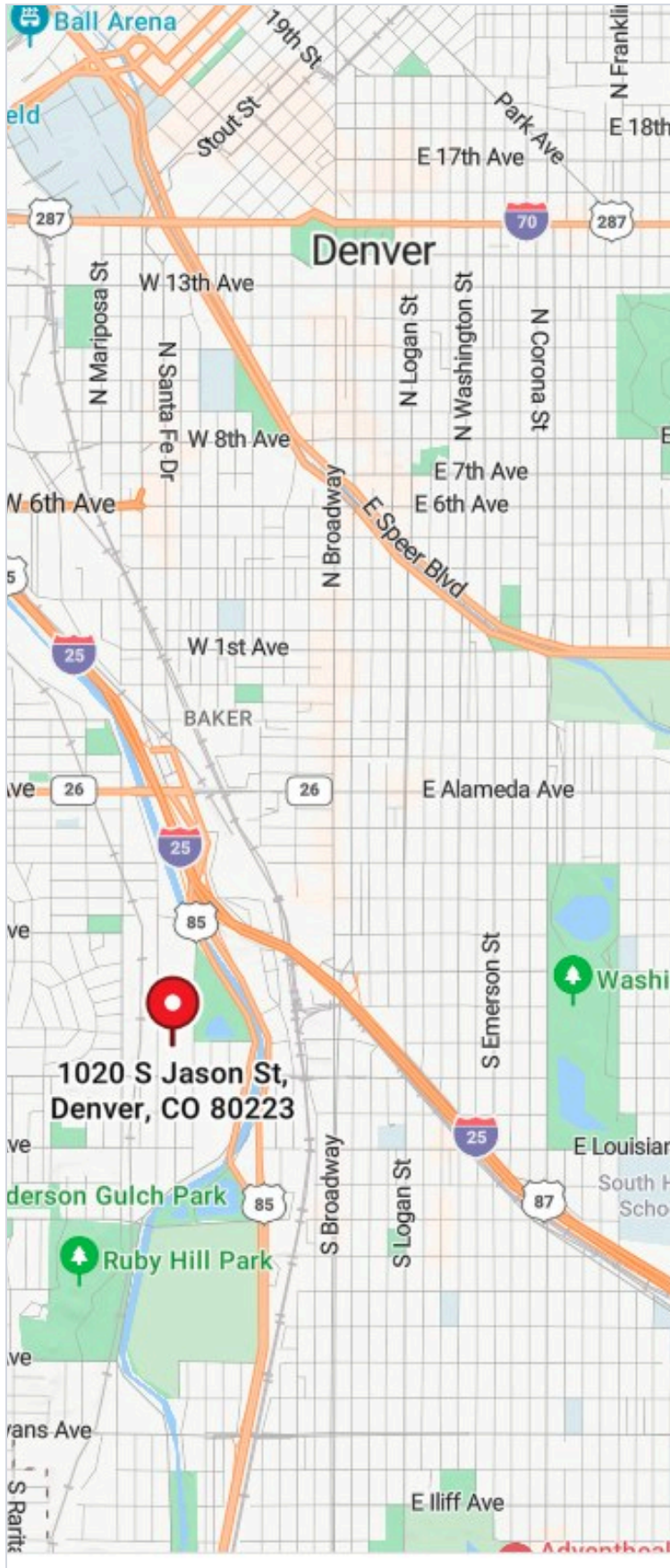


WAREHOUSE — OPEN STORAGE



FRONT OFFICE / RECEPTION

GREATER DENVER METRO



AERIAL — 1020 S JASON ST



DRIVE TIMES (APPROX.)

I-25 Interchange	< 2 min
Santa Fe Dr (US-85)	< 2 min
Downtown Denver	~5 min
6th Ave (US-6)	~6 min
Denver Tech Center	~15 min
Denver Int'l Airport (DEN)	~30 min

Centrally positioned in Denver's core industrial corridor just east of the South Platte and I-25, with direct access to Santa Fe Drive (US-85), 6th Avenue, and Mississippi Avenue — connecting quickly to downtown, the Tech Center, and the full metro.