

INDUSTRIAL FOR LEASE

30,000 SF INDUSTRIAL | I-70 CORRIDOR | NEAR DIA

12601 38TH AVENUE, DENVER, CO 80239



FOR LEASE

PRESENTED BY:

EDITE LAWRENCE, CCIM

office: (303) 909-5742

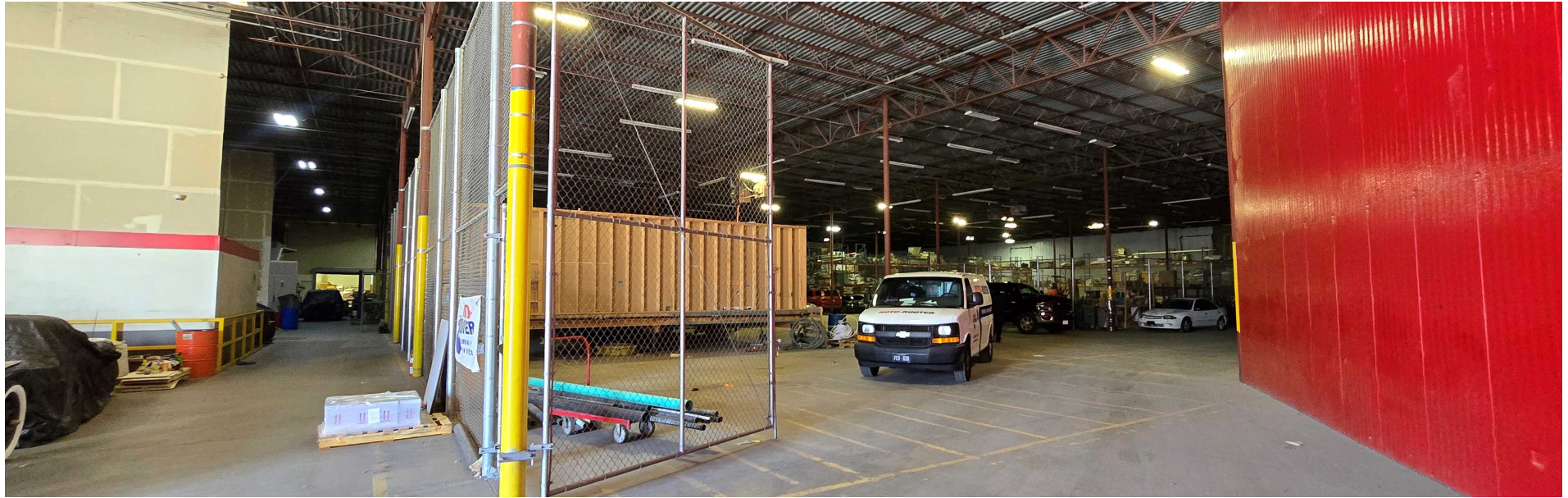
cell: (303) 909-5742

editelawrence@kw.com

Colorado

PROPERTY SUMMARY

12601 38TH AVENUE | DENVER, CO 80239



Property Summary

Lease Rate:	\$8.50
Lease Term:	Negotiable
Available SF:	30,000
Warehouse SF:	21,700
Office SF:	8,300
Clear Height:	22
Dock Doors:	2
Grade Doors:	1
Power:	3 Phase
Base Rate	\$8.50
NN:	\$2.61
CAM:	\$0

Property Overview

Well-suited for operations that require a true office presence alongside warehouse for management, admin, dispatch, training, or client-facing teams without sacrificing functionality.

~21,700 SF warehouse / ~8,300 SF office

Drive-in (14' x 12') + 2 docks

\$8.50/SF base + \$2.61/SF NN

No CAM or maintenance fees.

Location Overview

DIA 15 minutes, I-70 Corridor

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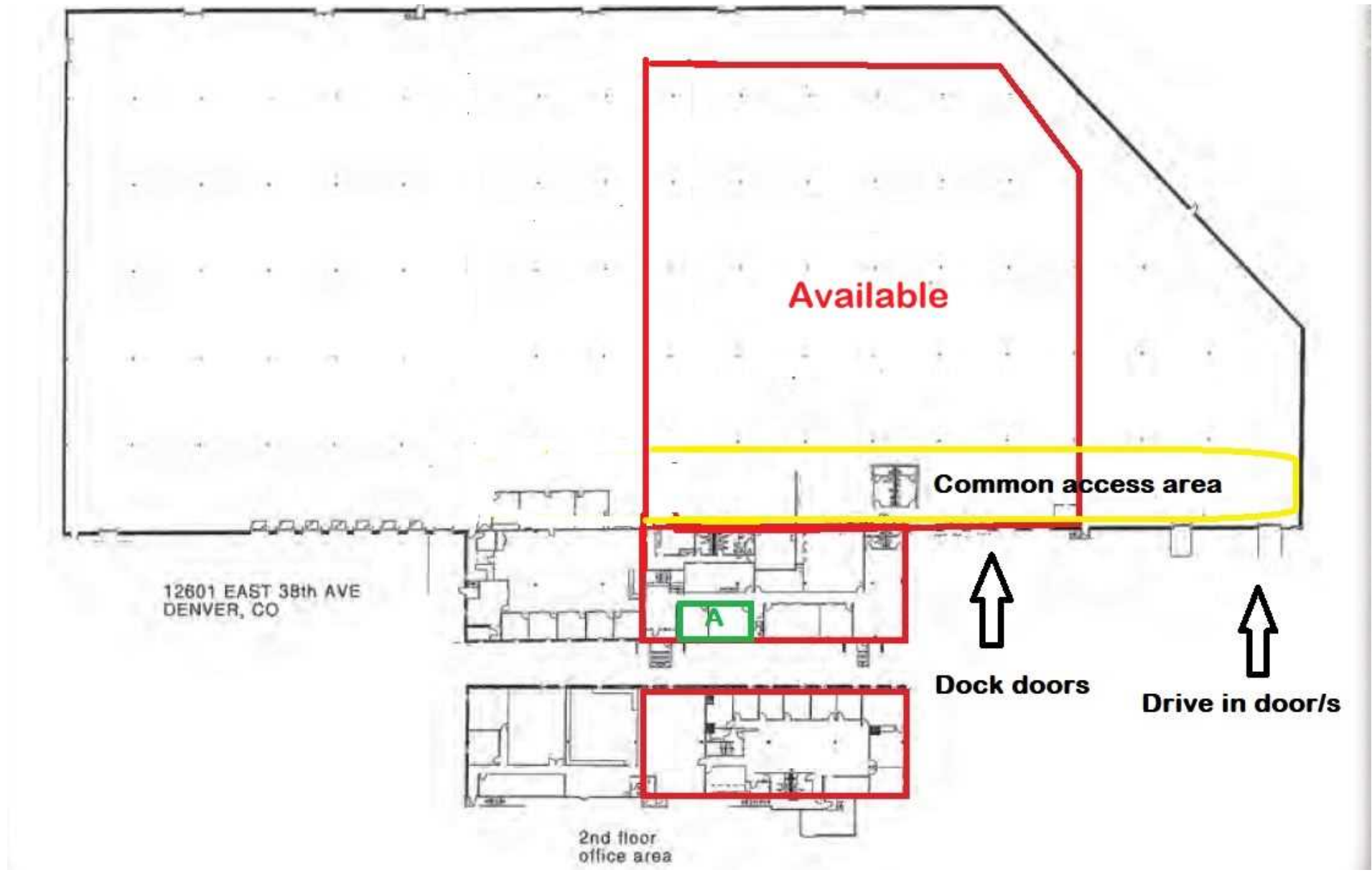
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AVAILABLE SPACE

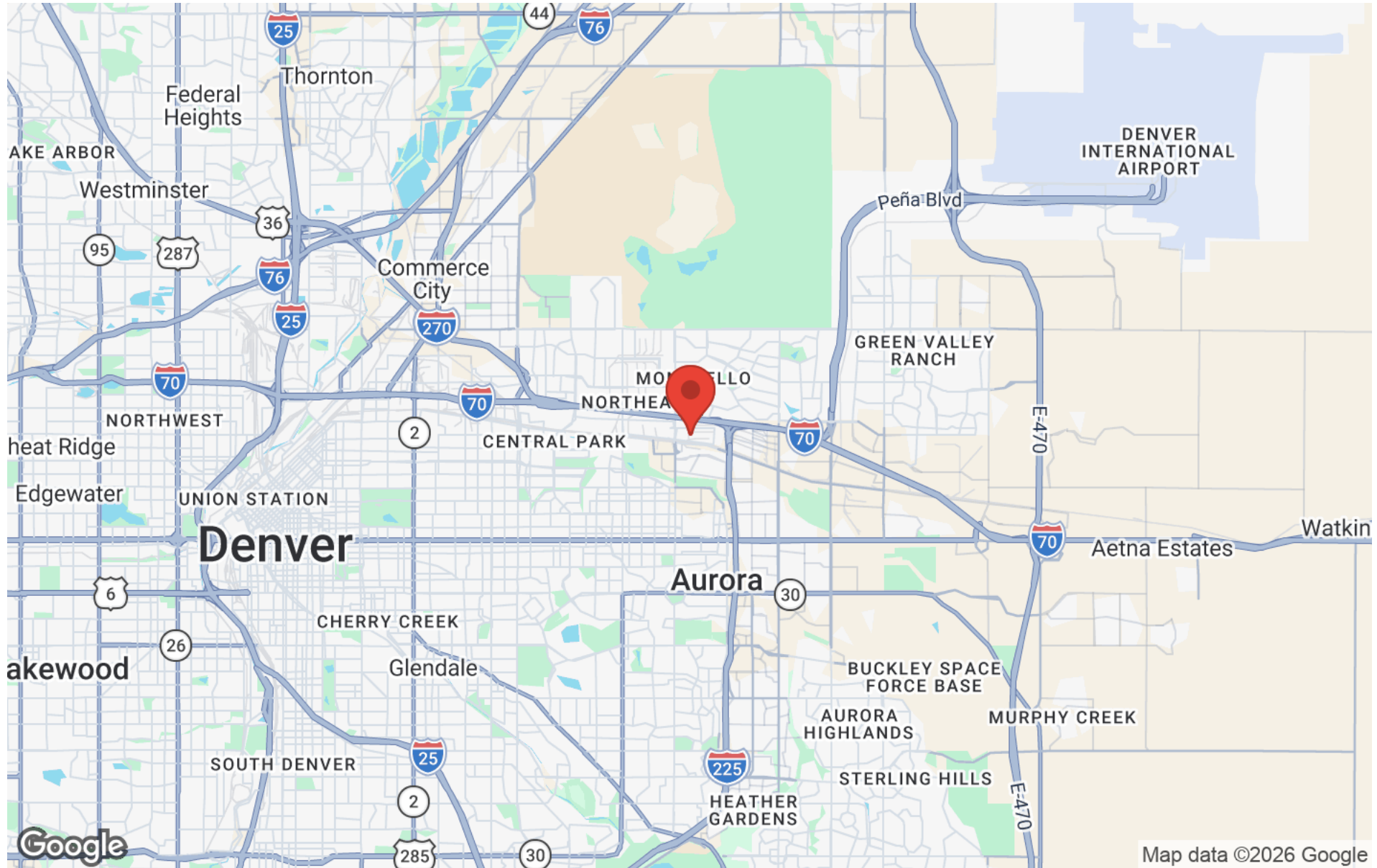
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REGIONAL MAP

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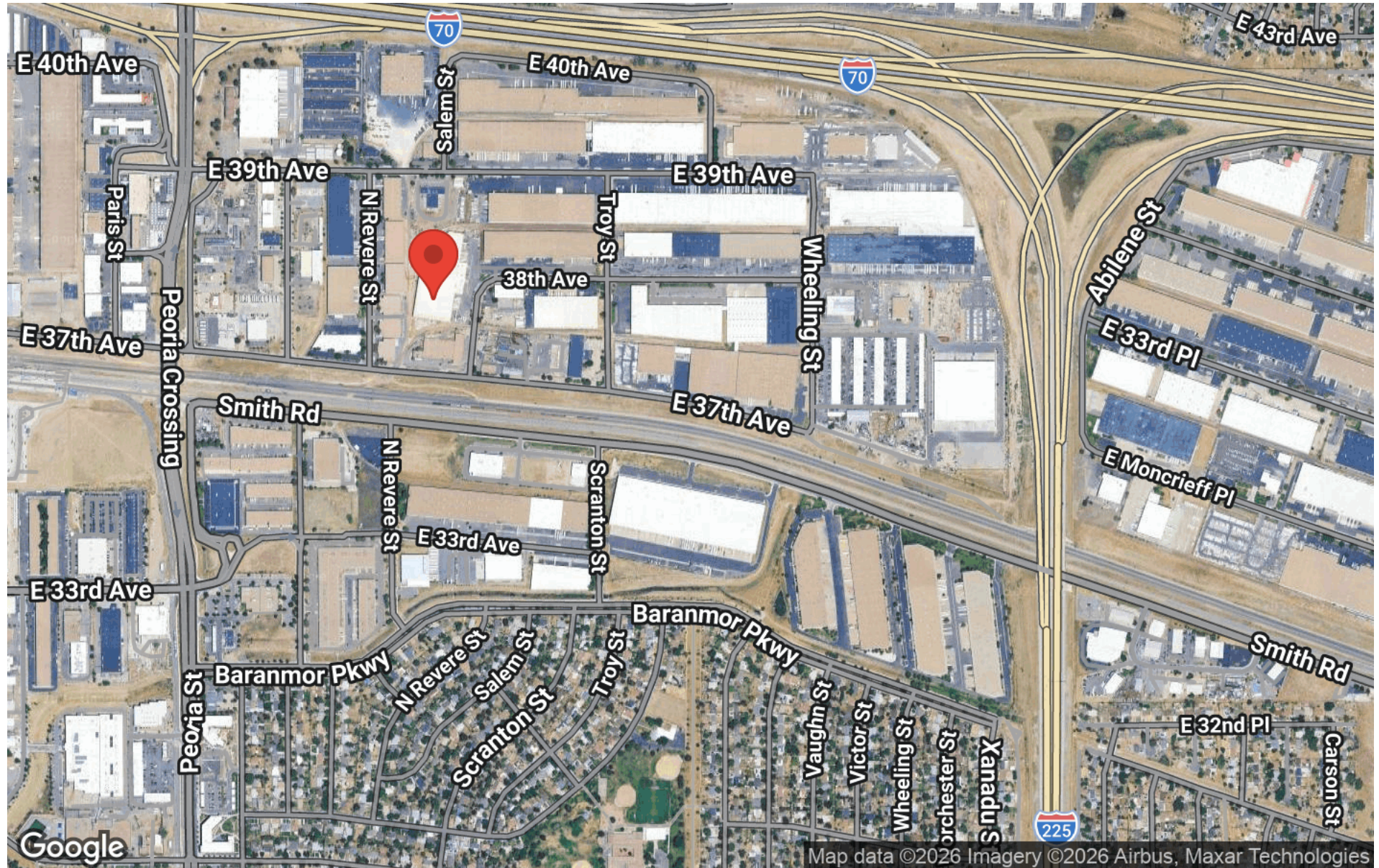


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Map data ©2026 Google

AERIAL MAP

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DISCLAIMER

12601 38TH AVENUE



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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by in compliance with all applicable fair housing and equal opportunity laws.

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