



FOR LEASE
\$11.00 SF/YR (NNN)

215 S PECOS ST

Denver, CO 80223

PROPERTY HIGHLIGHTS

- Two dock-high loading bays for seamless shipping and receiving
- Third dock door in the back
- Cold storage ideal for perishable goods, pharmaceuticals, or specialty inventory
- Functional warehouse layout with ample clear height



EXPENSES

\$5.70 PSF



BUILDING SF

5,419 SF



LOT SIZE

17,209 SF



GREAT ACCESS

I-25 JUST
MINUTES
AWAY



3 LOADING DOORS

2 DOCK
HIGH
LOADING



YEAR BUILT

1976

PROPERTY DESCRIPTION

Prime Industrial Opportunity with Cold Storage & Dock Access

This highly functional commercial building is a rare find—offering two dock-high loading doors and on-site cold storage, making it an ideal fit for food distribution, logistics, or temperature-sensitive operations. Strategic location with easy access to major highways and transit routes.

All information contained herein has been obtained from sources we believe to be reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein. We encourage verification of all information prior to making financial decisions.



REGIONAL MAP



BART SPEDON

303.551.9119

bspedon@madisoncommercial.com

NICK JURGENS

720.257.5183

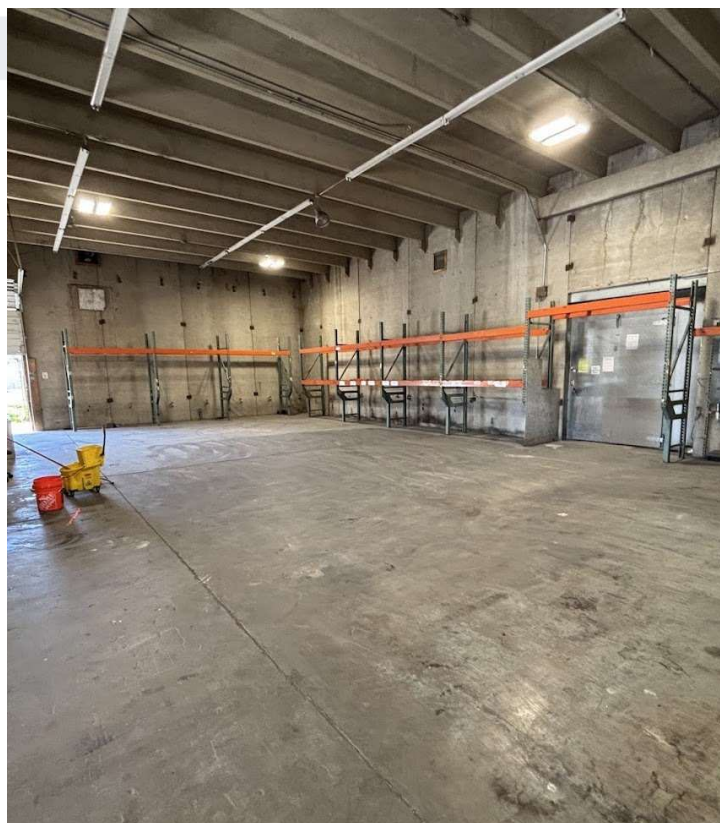
njurgens@madisoncommercial.com



ADDITIONAL PHOTOS



Entry / reception



Dry storage / warehouse



Freezer storage



Freezer storage 2

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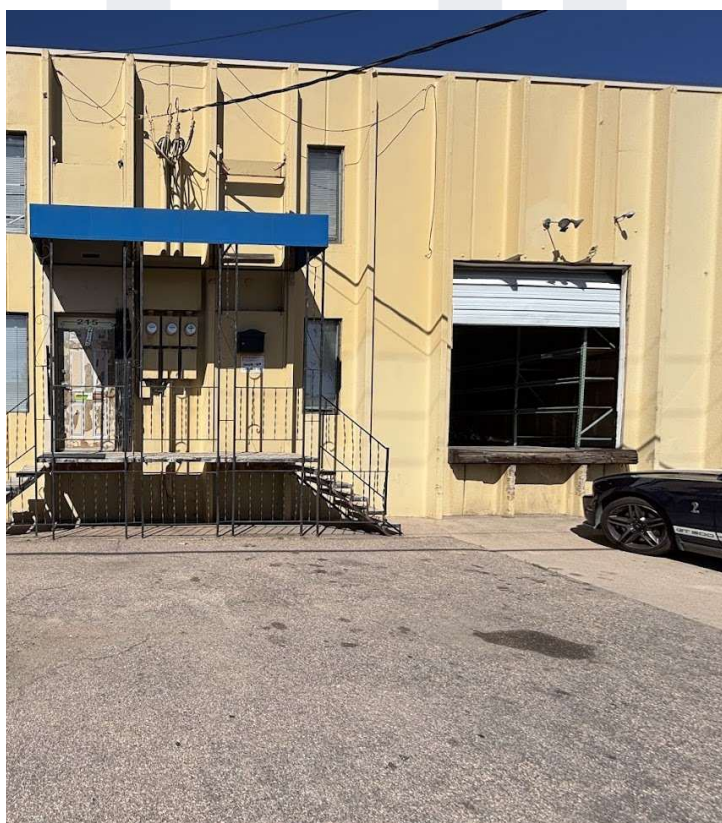
ADDITIONAL PHOTOS



Refrigerator storage



Dock door 1



Dock door 2



Dock door 3 / rear

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PHOTOS OF BUILDING



Unloading dock rear door



Lower level office



Upper level office

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