



## INDUSTRIAL YARD FOR LEASE

1075 S Jason St, Denver, CO 80223

For Lease: \$8,000/month

Lot Size: +/- 1 acre

LEAD BROKER | **CJ Toohey** Broker Associate | [cj@henrygroupre.com](mailto:cj@henrygroupre.com) | 303.625.7444  
**Patrick Henry** Principal | [Patrick@henrygroupre.com](mailto:Patrick@henrygroupre.com) | 303.625.7444  
**Parker Beasley** Broker Associate | [parker@henrygroupre.com](mailto:parker@henrygroupre.com) | 303.625.7444



**HENRY GROUP**  
REAL ESTATE



## PROPERTY SUMMARY

Address	1075 S Jason Street Denver, CO 80223
Zoning	I-A
<b>Yard Space Available</b>	<b>+/- 1 Acre</b>
<b>Lease Rate</b>	<b>\$8,000/month</b>

## OFFERING SUMMARY

Henry Group is pleased to offer **±1 acre** of fenced yard space for lease at **\$8,000 per month**. This yard area is part of a ±1.8-acre industrial property **zoned I-A** and provides **excellent functionality** for users needing **outdoor storage, fleet parking, equipment staging, or operational overflow**. The building itself is not available for lease.

The fenced yard offers **convenient access**, strong usability for a variety of industrial operations, and a strategic location within Denver's **centrally positioned South Santa Fe/Platte River industrial corridor**. Just south of downtown Denver, the site provides quick **connectivity** to major routes including **I-25, W Mississippi Avenue, and S Santa Fe Drive**. Surrounded by established industrial and distribution uses, the area supports efficient logistics and easy access to urban amenities.

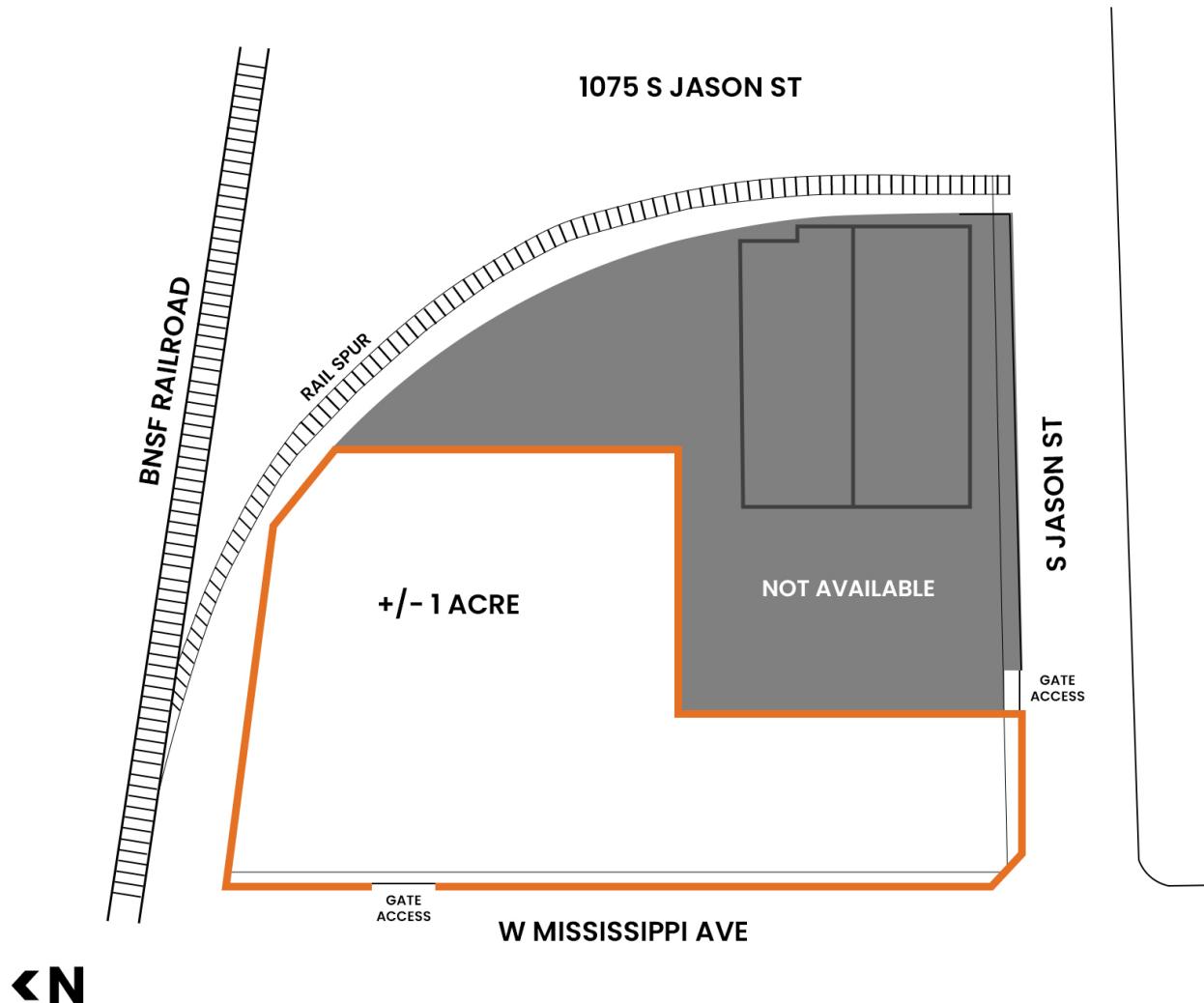
## PROPERTY HIGHLIGHTS

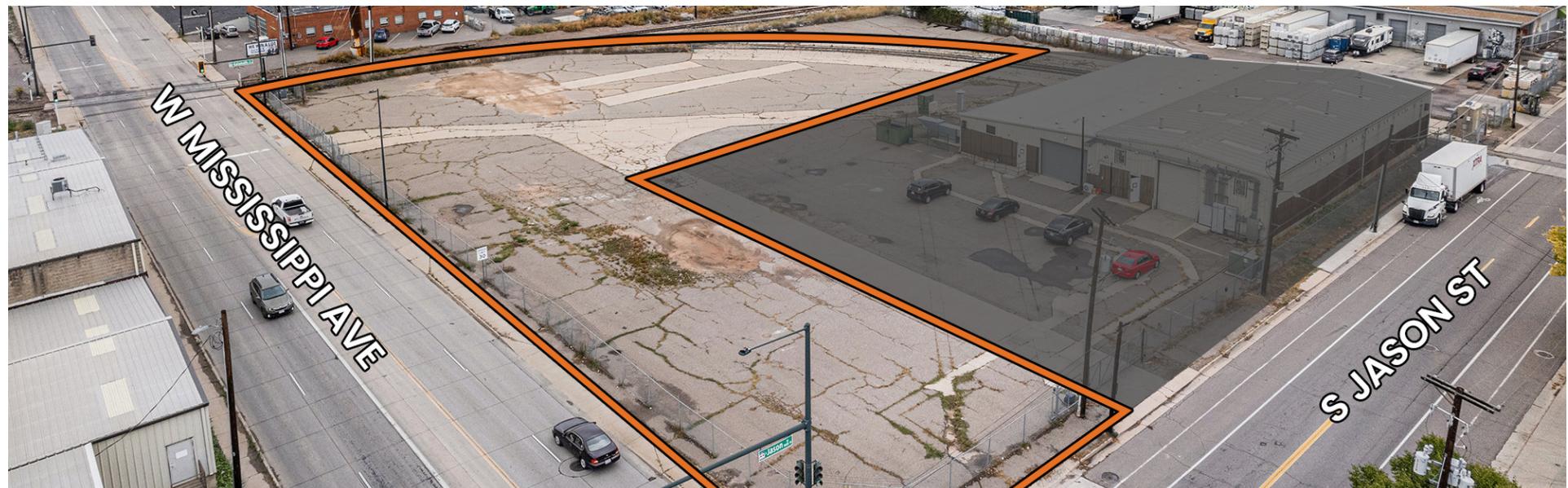
- Ideal for outdoor storage, fleet parking, equipment staging, or contractor use
- Secure, fully fenced space with convenient access
- Located on a ±1.8-acre industrial site (I-A zoning)
- Excellent regional access near I-25, W Mississippi Ave, and S Santa Fe Dr
- Centrally positioned in Denver's South Santa Fe/Platte River industrial corridor
- Surrounded by established industrial and distribution users
- Minutes from downtown Denver and major transportation routes



HENRY GROUP  
REAL ESTATE

SITE PLAN









# HENRY GROUP

---

## REAL ESTATE

---

# AREA MAP



61075 S JASON ST

DENVER, CO 80223



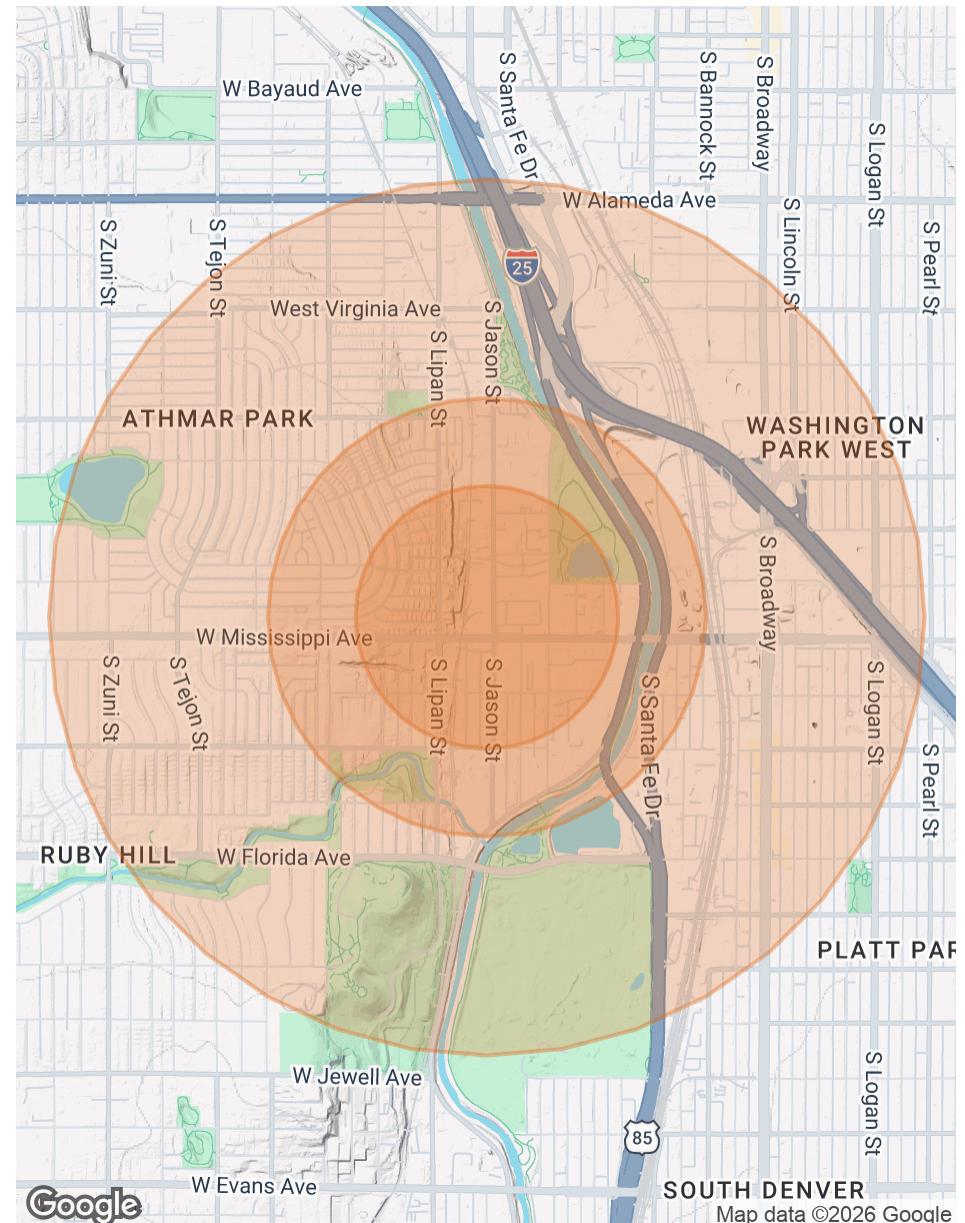
## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	754	2,790	15,440
Average Age	36	37	36
Average Age (Male)	36	37	36
Average Age (Female)	36	37	36

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	272	1,048	6,752
# of Persons per HH	2.8	2.7	2.3
Average HH Income	\$83,517	\$80,294	\$112,793
Average House Value	\$422,181	\$451,759	\$678,840

\* Demographic data derived from 2020 ACS - US Census



## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Henry Group LLC d/b/a, Henry Group Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Henry Group LLC d/b/a, Henry Group Real Estate, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Henry Group LLC d/b/a, Henry Group Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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. Henry Group LLC d/b/a, Henry Group Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Henry Group LLC d/b/a, Henry Group Real Estate 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 Henry Group LLC d/b/a, Henry Group Real Estate in compliance with all applicable fair housing and equal opportunity laws.

