

2727 W. 5TH AVE
DENVER, COLORADO

Gruber Commercial Real Estate, Inc | 209 Kalamath Street #9, Denver, CO 80223 | Tel: 720-490-1442



FOR LEASE

INDUSTRIAL BUILDING FRONTING ON 6TH AVE WITH FENCED PARKING & LOADING (DIVISIBLE)

BUILDING SIZE TOTAL: 36,750/SF

UNIT A: 21,750/SF

UNIT B: 15,000/SF

PROPERTY HIGHLIGHTS

- Option to divide space into two units
- Freestanding building
- Fenced parking lot
- Fenced loading court
- Skylights
- Temperature controlled building
- Major frontage/exposure on 6th Avenue
- **Landlord will Demo & Customize Office!**

Russell Gruber

Industrial Specialist / Owner

Cell: 720-490-1442

russell@grubercre.com



**LEASE RATE
NEGOTIABLE**

Gruber

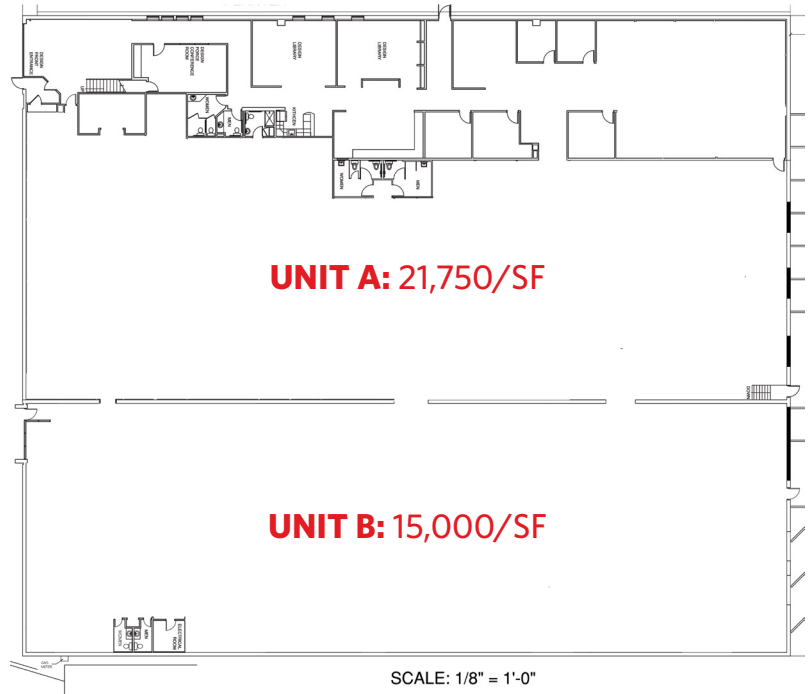
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PROPERTY DETAILS

- **Building Size:** 36,750/SF (Divisible)
- **Site Size:** 106,816/SF (2.45 acres)
- **Office:** Based on Tenant Needs
- **Zoning:** I-MX-3
- **YOC:** 1969
- **Construction Type:** Masonry
- **Sprinkler:** Yes
- **Power:** Heavy
- **Clear Height:** 18'ft
- **Loading:** 5 dock high doors, 1 oversized interior dock door
- **Lease Rate:** Negotiable
- **Estimated NNN (2024):** \$4.50/SF

SUGGESTIVE OFFICE FLOOR PLAN



AERIAL VIEW



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