



FOR LEASE

**5151**

**BANNOCK STREET**  
**THE BLACKSMITH BUILDING**  
**WAREHOUSE H**  
Denver, CO 80216

20,000 SF For Lease with  
±2.25 Acres of Dedicated Yard

**PROPERTY FEATURES**

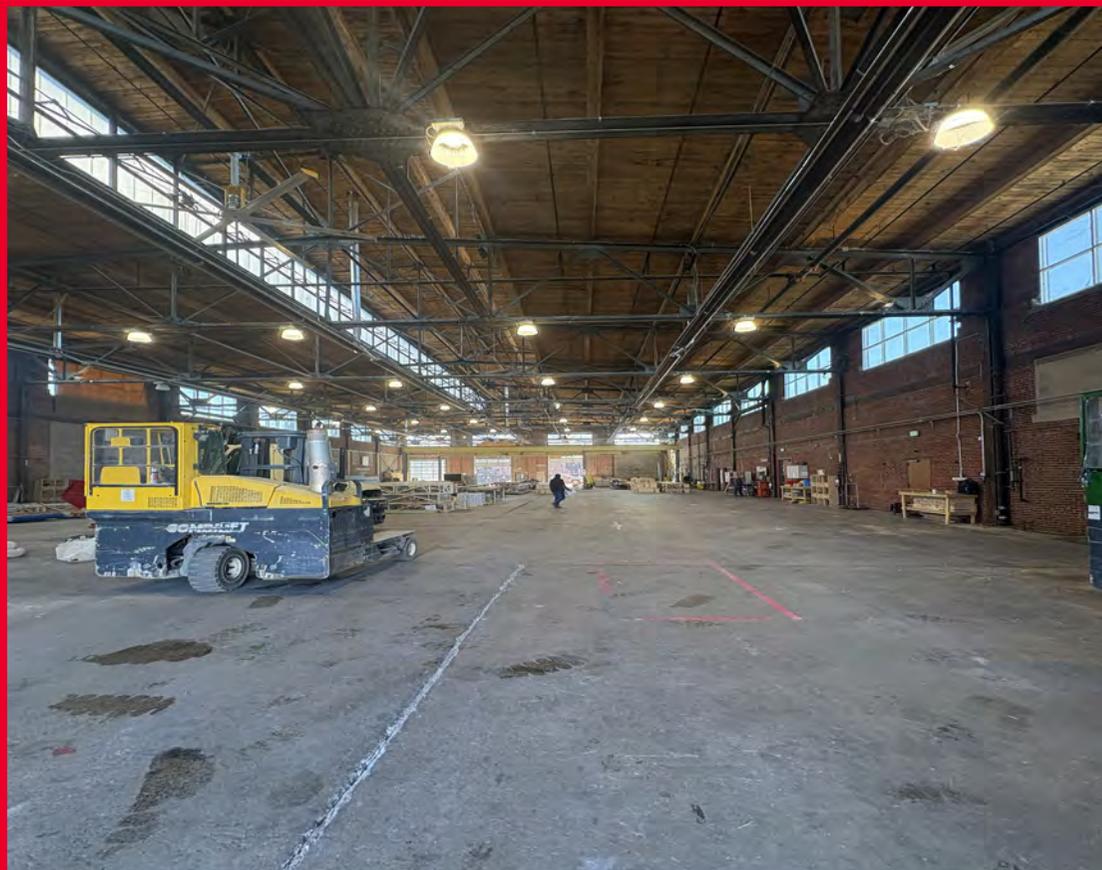
- Space Available:** ±20,000 SF
- Office:** ±1,260 SF
- Yard:** ±2.25 Acres
- Lease Rate:** Call broker for pricing
- Opex:** \$4.87/SF
- Clear Height:** ±22'
- Loading:** 4 Drive-in doors  
(Drive-thru capability)
- Zoning:** I-B Denver, UO-2

**PROPERTY HIGHLIGHTS**

- Available 4/1/2026
- Central location with easy access to I-25, I-70 & I-76
- Can access 2.6M people within a 30-minute drive
- ±2.25 acres of dedicated yard



PROPERTY PHOTOS



22' VAULTED CEILINGS



EXPOSED ORIGINAL TIMBER AND STEEL BEAMS



**AERIAL MAP**



**CONTACT INFORMATION**

**TYLER SMITH, SIOR, CCIM**  
Executive Director  
+1 303 312 4296  
t.smith@cushwake.com

**AARON VALDEZ, SIOR**  
Executive Director  
+1 303 819 7333  
aaron.valdez@cushwake.com

**ALEC RHODES, SIOR**  
Executive Director  
+1 303 312 4282  
alec.rhodes@cushwake.com