

205 - 209 Yuma Street
Denver, Colorado

M B R C

FOR LEASE



MICHAEL BLOOM
REALTY COMPANY

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AVAILABILITY (PRICE REDUCED):

205 Yuma 6,000 SF (~~\$11~~\$9.50/SF + NNN*)

*NNN = 5.54/SF as of 03/17/26



PROPERTY DESCRIPTION:

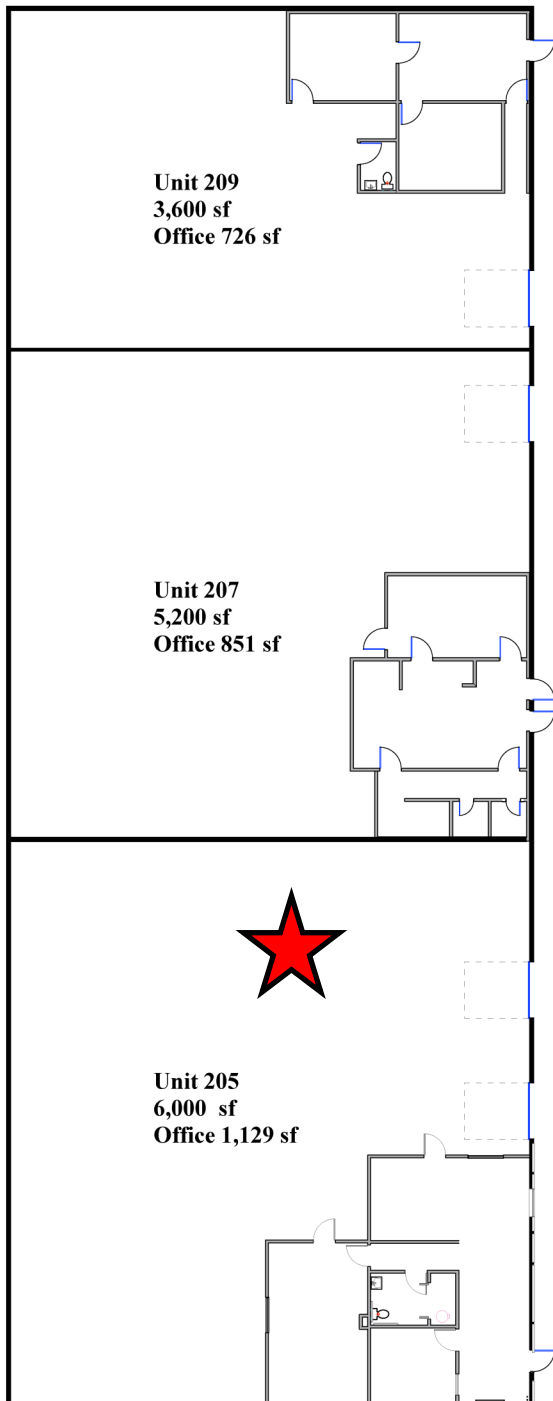
WELL MAINTAINED MASONRY BUILDING WITH ATTRACTIVE BRICK FAÇADE CENTRALLY LOCATED WITH EXCELLENT ACCESS TO 6TH AVENUE AND I-25.

IMPORTANT FEATURES:

- DOCK HIGH LOADING DOORS
- GOOD USER IDENTITY- CORNER LOCATION
- 120/208 VOLT, 3-PHASE ELECTRICAL
- INDUSTRIAL ZONING
- 18' CLEAR SPAN CEILING HEIGHT

Space Availability:

Available	Total SQ FT	Office SQ FT	Loading	Electrical
207 Yuma	6,000 SF	1,129 SF	2 Dock High	3 Phase



205-209 Yuma



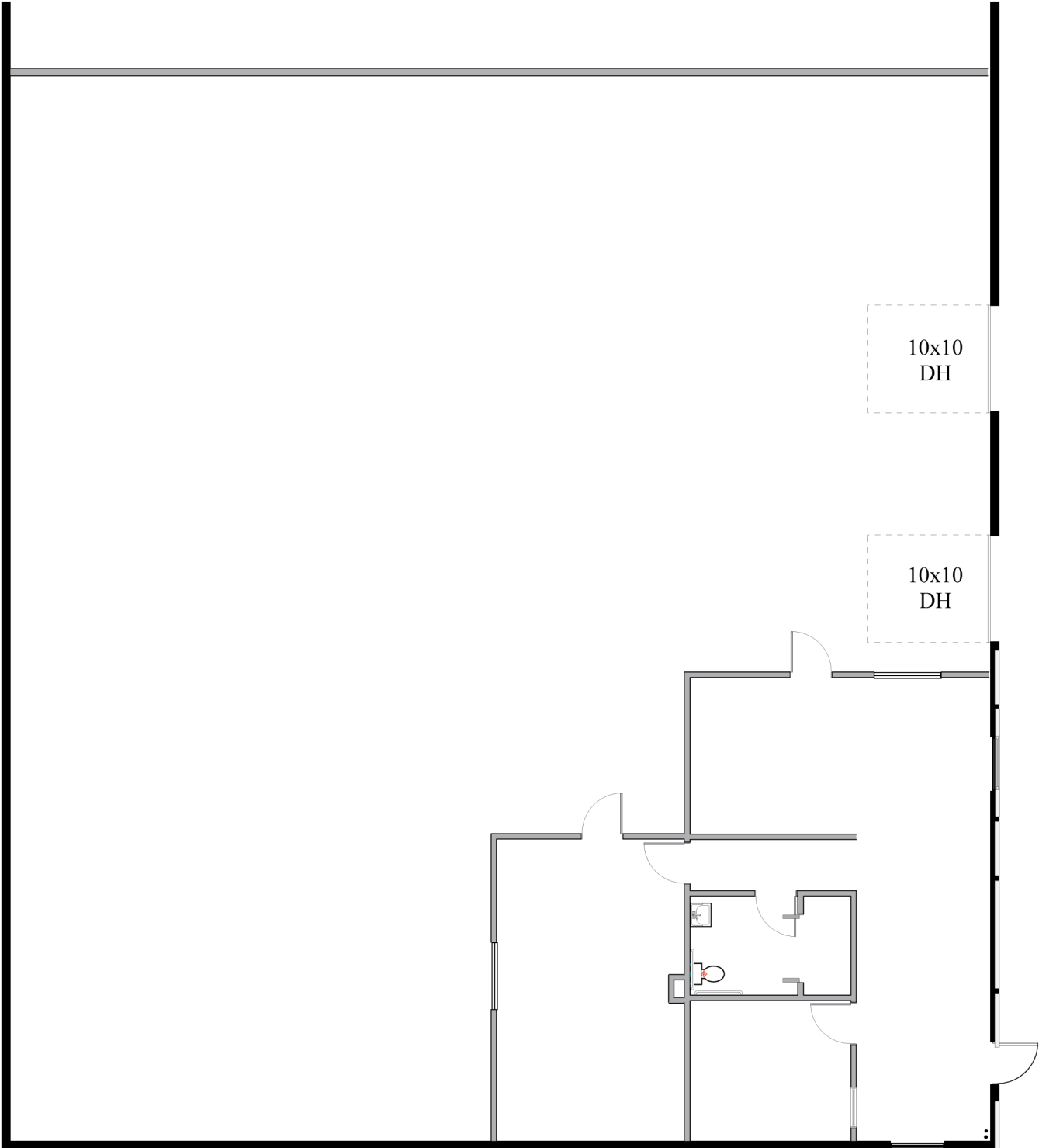
Brokerage Disclosure



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Denver, Colorado

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Floor Plan
Scale: 1" = 10 ft