



LOCAL EXPERTS.
INDUSTRIAL STRENGTH.

4,170 SF WAREHOUSE FOR LEASE

790 Umatilla St.
Denver, CO 80204



PROPERTY FEATURES:

Available Space:	4,170 SF
Building Size:	31,856 SF
Site Size:	1.31± AC
Clear Height:	20'
Power:	Heavy
Loading Doors:	
<u>Dock-high-</u>	2
<u>Ground-level-</u>	1 - oversized
Zoning:	I-A
LEASE RATE:	\$5,200/MO Full Service Gross (including utilities)

HIGHLIGHTS:

- Fantastic Central Location at I-25 & 8th Ave. interchange
- Available September 1st, 2025
- Short-term lease possible
- Perfect for assembly, warehouse, and overflow storage
- Additional office space available



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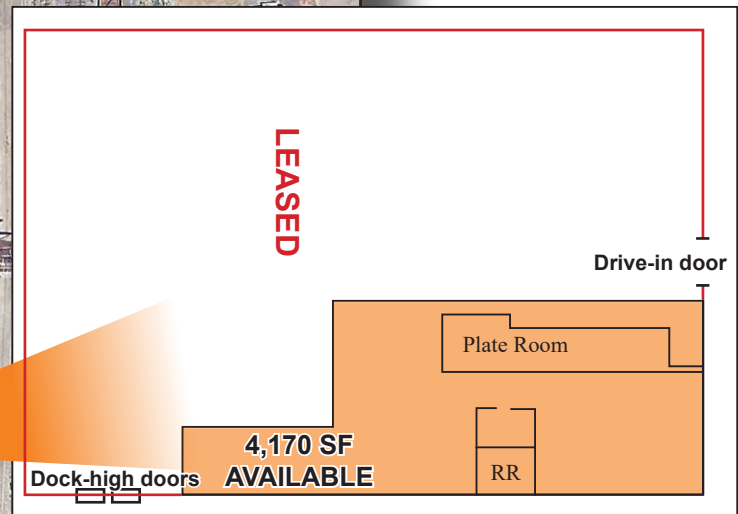
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