



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:

Dock-high-
Ground-level- 2
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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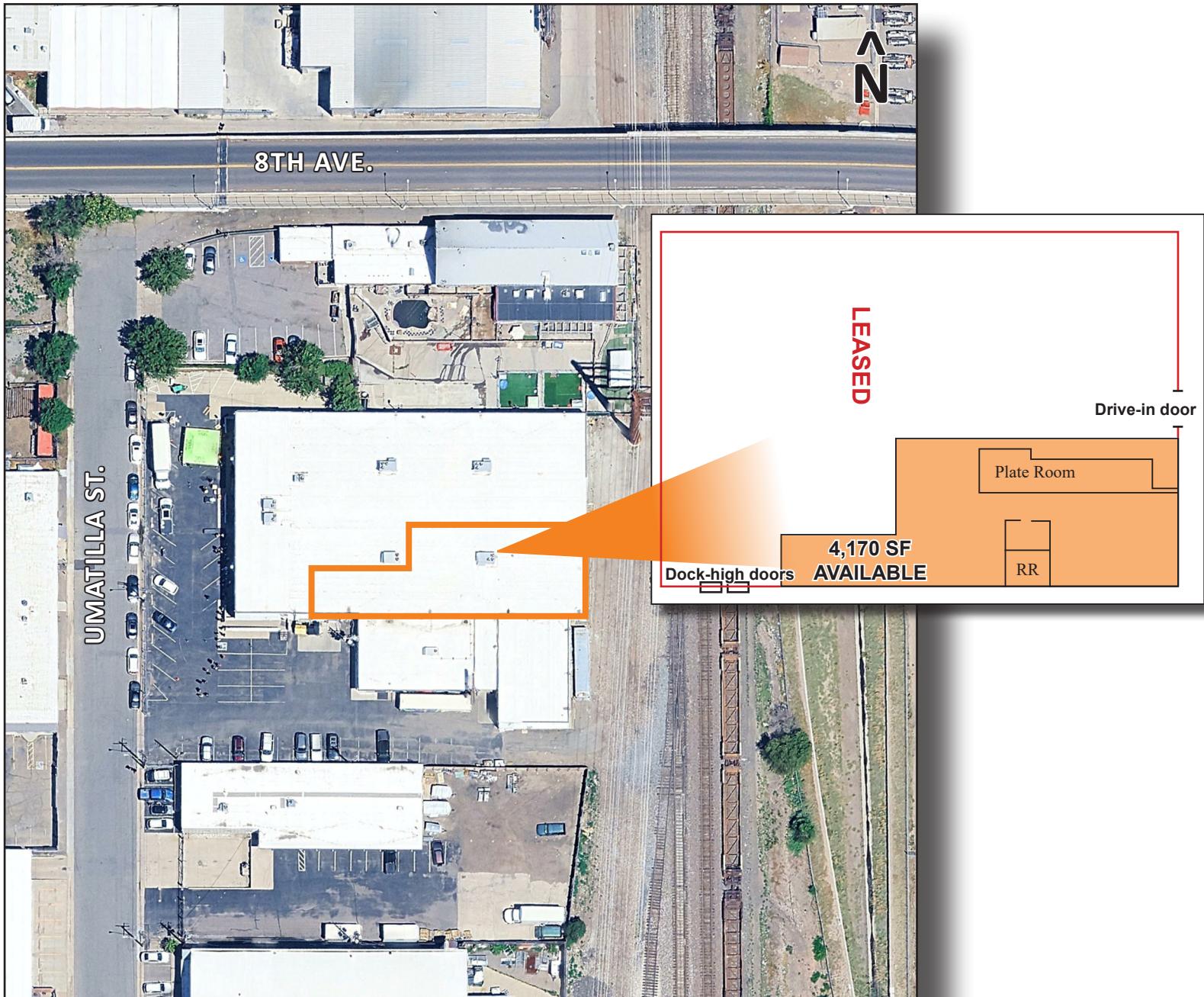
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