

FOR LEASE | SMALL BAY INDUSTRIAL



FEATURES A PERMITTED PAINT BOOTH

**913 E 75<sup>TH</sup> AVENUE**

Denver, CO 80229

Available Space: Units A, B, C | 2,126 SF to 8,932 SF  
Lease Rate: \$12.50/SF - \$13.50/SF NNN (\$6/SF NNN's)



**HENRY GROUP**  
REAL ESTATE

CJ Toohey Broker Associate | [cj@henrygroupe.com](mailto:cj@henrygroupe.com) | 925.872.9242

## OFFERING SUMMARY

Henry Group Real Estate is pleased to present Units A, B, and C at 913 E 75th Avenue, Denver, CO 80229, now available for lease individually or combined, offering 2,176 SF to 8,932 SF of versatile industrial flex space.

The property features small office areas, private restrooms, and small fenced yards, providing businesses with functional and efficient layouts. Each unit includes four exclusive parking spaces, with additional shared parking available onsite. With highly usable floor plans and flexible industrial zoning, these spaces are ideal for a variety of industrial, service, and operational uses.

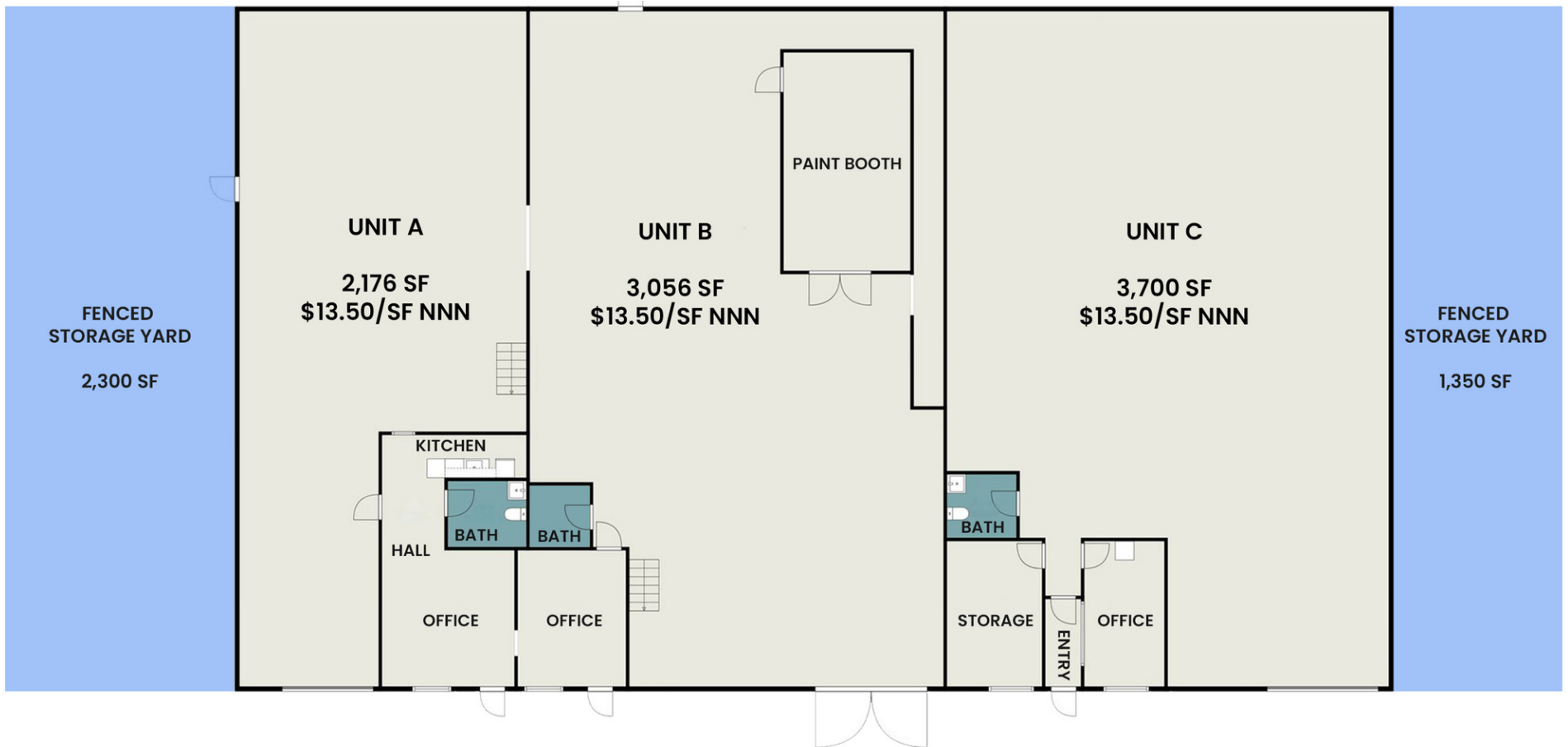
Conveniently located near I-25, I-76, and Highway 36, the site offers quick access throughout the Denver metro area. Its proximity to major freight routes and DIA enhances efficiency for businesses with logistics, distribution, or service-based needs.

## PROPERTY HIGHLIGHTS

- **Industrial Features:** 3-phase/200 Amp power, 14' overhead doors, 16' clear height, *permitted paint booth*
- **Site Amenities:** Fenced yard, private office and restroom, mezzanine space above offices for Unit A & B, woodworking equipment available (inquire for details)
- **Zoning & Location:** I-1 zoning in unincorporated Adams County with a Denver address
- **Access:** Easy connectivity to I-25, I-76, US 36, I-270, and Hwy 85



Property Address	913 E 75th Avenue, Denver, CO 80229
Building Size	8,932 SF
Year Built	1998   2000
Zoning	I-1
Unit Available	Unit A,B,C   Separately or combined
Available Space	2,176 SF - 8,932 SF
Lease Rate	\$12.50/SF - \$13.50/SF NNN (\$6/SF NNN's)







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# AERIAL PHOTOS





**SUBJECT PROPERTY**

**NAPA AUTO PARTS**

**AutoNation CHEVROLET NORTH**

**MOUNTAIN STATES TOYOTA**

**SNVELY FOREST PRODUCTS**

**DIRECT LUMBER & DOOR**

**BOISE CASCADE**

**COPART-DENVER CENTRAL**

**NORTH WASHINGTON BUSINESS CENTER**

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495 S Pearl Street, Denver, CO 80209 | 303.625.7444 | [www.henrygroupre.com](http://www.henrygroupre.com)