



Located in Unincorporated Adams County - 4.75% Sales Tax

UP TO 38,570 SF
AVAILABLE FOR SUBLEASE

6400 BROADWAY, UNITS 6-11

DENVER CO, 80219

AVAILABLE NOW

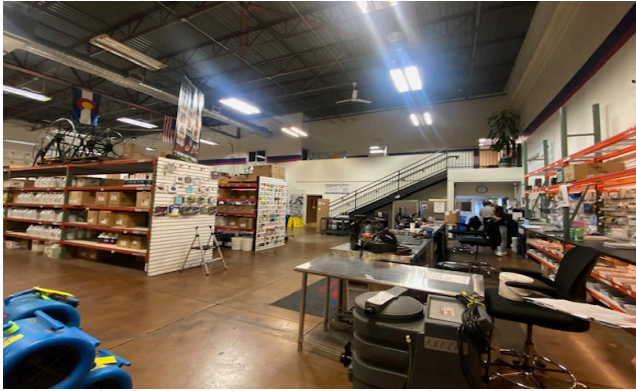


BUILDING FEATURES

Available SF:	Units 6 & 7: ±12,576 SF
	Units 8 & 9: ±13,287 SF
	Units 10 & 11: ±12,707 SF
	Total Combined: ±38,570 SF
Loading:	Units 6 & 7: 3 Dock-highs & 1 Drive in
	Units 8 & 9: 3 Dock-highs & 2 Drive ins
	Units 10 & 11: 3 Dock-highs & 2 Drive ins
	Total: 9 Dock-highs & 5 Drive-ins
Asking Rate:	Contact Broker for Pricing
Opex:	\$6.63/SF (est. 2025)
City/County:	Denver/Unincorporated Adams County
Sublease Term:	Expires 3/31/27
Zoning:	I-3
Parking:	Ample
Year Built:	1984
Clear Height:	24'
Sprinkler:	Wet



INTERIOR PHOTOS



FOR MORE INFORMATION, PLEASE CONTACT:

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