

DENVER INDUSTRIAL PARK



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ABOUT THE PROPERTY

+/- 1,500 - 4,500 SF FOR LEASE

- Property type: Retail / Flex building
- Total building size: 10,500 SF
- Availability: 4,500 SF (three contiguous 1,500 SF units available) — can be leased individually or combined
- Ideal uses: showroom, light manufacturing, distribution, contractor shop, fitness/studio, retail with storage
- Immediate availability
- Visible location within Denver Industrial Park; convenient for local distribution and retail customers





THE DETAILS

Location	6137 Denver Industrial Park Road, Denver, NC
County	Lincoln
Building Size	10,500 SF
Year Built	2006
Zoning	ELDD I-G

AVAILABLE SPACE

Suite	SF	Floor	Rent	Lease Type	Notes
B	+/- 1,500	First	\$12/SF	NNN	Spaces can be combined for a total of 4,500 SF
C	+/- 1,500	First	\$12/SF	NNN	Spaces can be combined for a total of 4,500 SF
D	+/- 1,500	First	\$12/SF	NNN	Spaces can be combined for a total of 4,500 SF







DENVER, NC

Denver is located in the northeast corner of Lincoln County, in west-central North Carolina. The community is situated along North Carolina State Highway 16, approximately 25 miles north of downtown Charlotte and 15 miles southeast of Newton.

As of the 2020 census, Denver has a population of 2,697 residents. The median age of residents is approximately 46.5 years, with an average individual income of \$55,020.

Denver is located near Lake Norman, North Carolina's largest man-made lake. The lake is a popular spot for boating, fishing, swimming, and other recreational activities. This proximity to the lake has led to Denver's growth as a residential area for people seeking waterfront homes or a lakeside lifestyle.

In addition to parks like Beatty's Ford Park and Rock Springs Nature Preserve, the area is known for its beautiful nature trails, boat ramps, and scenic views of Lake Norman. Visitors often enjoy hiking, fishing, kayaking, and paddleboarding on the lake.

The community is served by NC Highway 16, with two routes running northwest to southeast through Denver: "Old 16" (16 Business) and "New 16" (16 Bypass).

NC Highway 150 intersects NC 16 at Denver's northwest corner, providing connections to Mooresville, Maiden, and Lincolnton.

The area has seen a boom in residential development, particularly in the form of single-family homes, especially around the waterfront. Many homes in Denver are large and well-maintained, catering to families or retirees looking for peaceful surroundings away from the hustle of the city.

While Denver is technically an unincorporated community, its charm comes from the combination of suburban living with a strong community atmosphere. The area is often described as family-friendly, with ample green spaces and a slower pace of life.

