



**LOCAL EXPERTS.
INDUSTRIAL STRENGTH.**

FOR LEASE

Industrial Warehouse

**6035 E 38th Ave.
Denver, CO 80207**



Total SF Available:	20,330 SF
Warehouse:	17,280 SF
Office:	3,050 SF
Yard:	10,000 SF
Loading:	2 dock-high doors 1 drive-in door
Clear Height:	14'-18'
Zoning:	I-MX-3
Lease Rate:	\$7.50/SF NNN
NNN:	\$3.65

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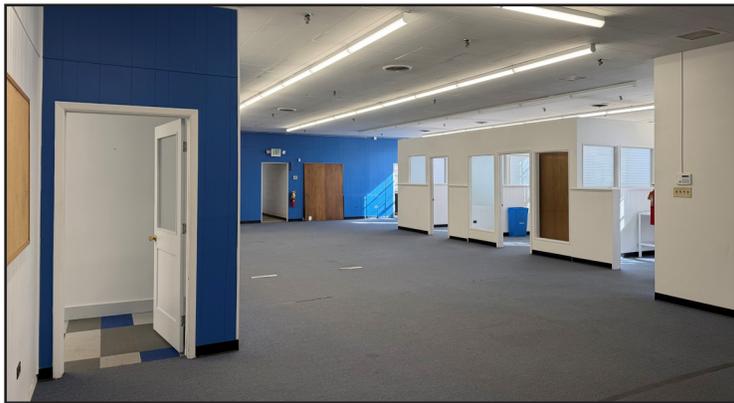
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Recent Upgrades: Rebuilt loading dock (2020), new office HVAC (2020), and high-efficiency warehouse heaters (2019 & 2021).

Move-In Ready: Vacant, recently renovated, and in clean, well-maintained condition.

Prime Access Location: Excellent access to I-70 (± 5 minutes) with quick connectivity to downtown Denver.



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