



FOR SALE OR LEASE

12,710 SF ON 2.17 ACRES

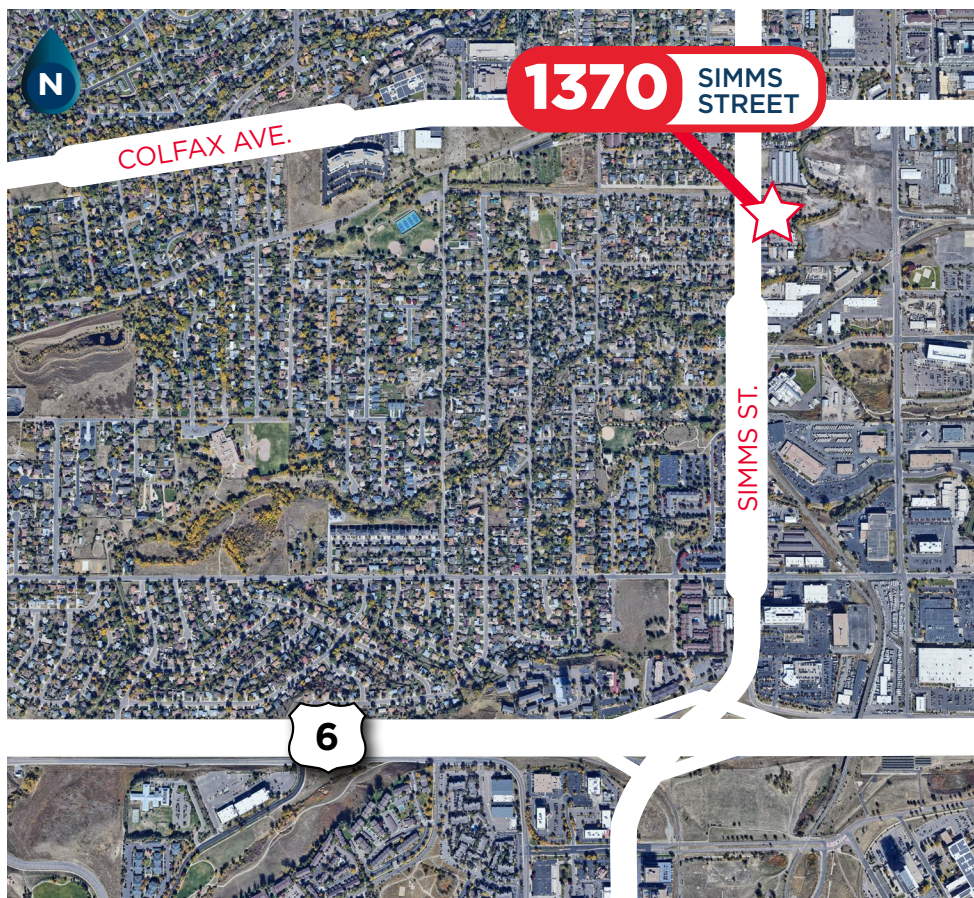


OVER 1.5 ACRES OF OUTSIDE STORAGE

1370 SIMMS STREET

LAKWOOD, COLORADO 80401

//PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS

- Site located in the historically tight West Industrial submarket
- Functional warehouse with large storage yard
- Excellent location on Simms with great visibility (2,100 VPD)
- Very Low Mill Levy
- Fully fenced and gated site
- Located in Opportunity Zone
- Potential TOD redevelopment opportunity

Situated in Denver's high-demand West submarket, 1370 Simms offers highly sought-after fenced and gated outdoor storage ideal for IOS users or redevelopment.

The property enjoys excellent access to I-70, I-25 and Highway 6 and is available for immediate occupancy. Features include 9 grade level doors and a low mill levy.

Building Size	12,710 SF
Site Size	2.17 Acres
Loading	Nine (9) Drive-in Doors
Clear Height	14'
Zoning	<u>LI-RD (Lakewood)</u>
Mill Levy	90.4140
Yard	± 1.5 Acres (Fenced & Gated)
Construction	Metal & CMU
2024 Taxes (Est.)	\$42,228.29
Asking Price	\$2,694,520 (\$212/SF)
Lease Rate	Negotiable

//LOCATION OVERVIEW

NEIGHBORING DEVELOPMENTS AND AMENITIES



DOWNTOWN DENVER

RTD
OAK STATION

RTD RAILWAY

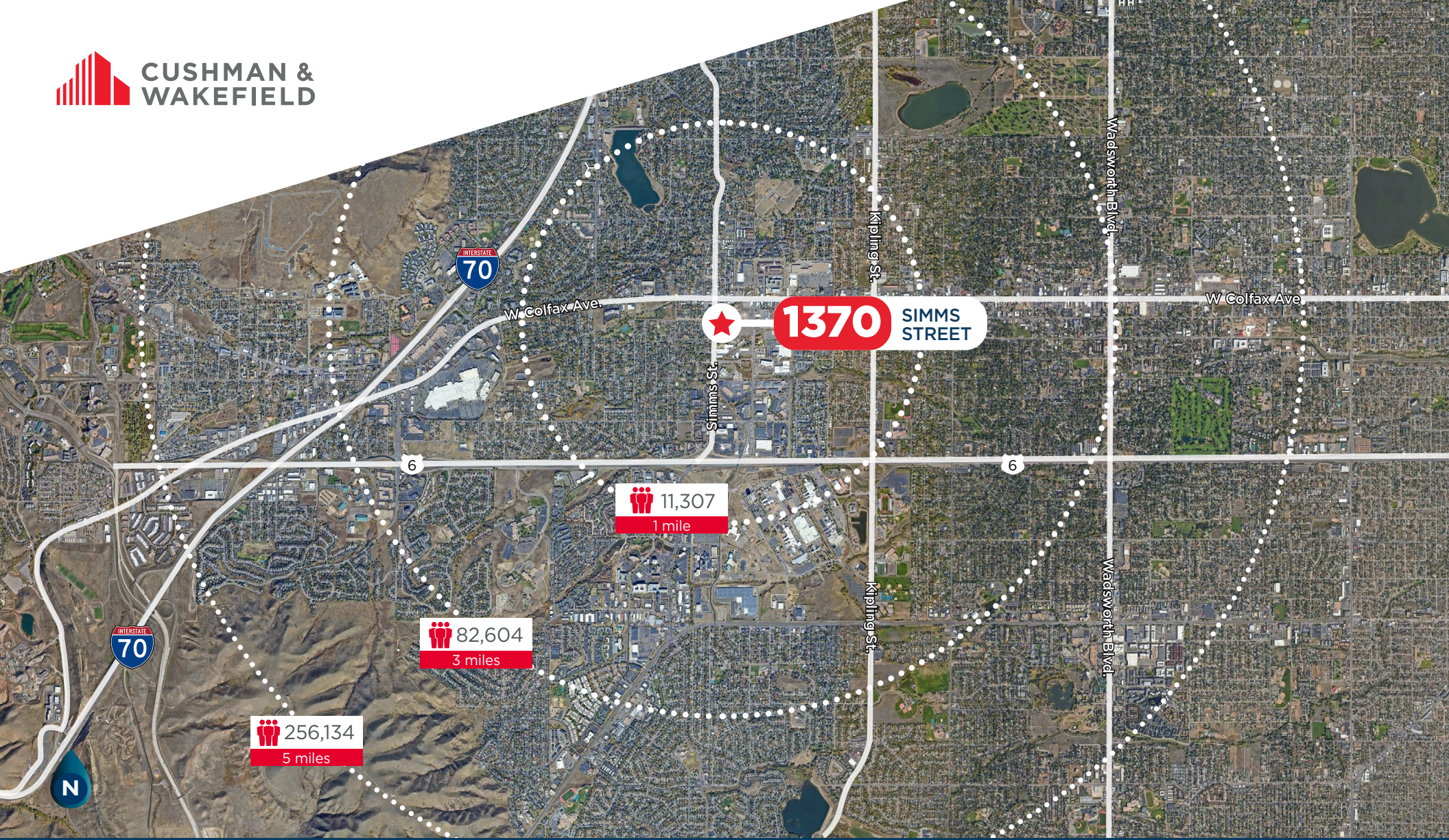
COLFAX AVE.

SIMMS ST.

1370
SIMMS STREET

NEARBY BUSINESSES





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