



# FOR LEASE- INDUSTRIAL CONDO

## 7,167 SF W/ DOCK LOADING

### 2550 W. 2nd Ave Unit 106 | Denver, CO 80219



**Heavy Power, Free Span, 2 Dock High Doors**

#### CONTACT:

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## OFFERING SUMMARY

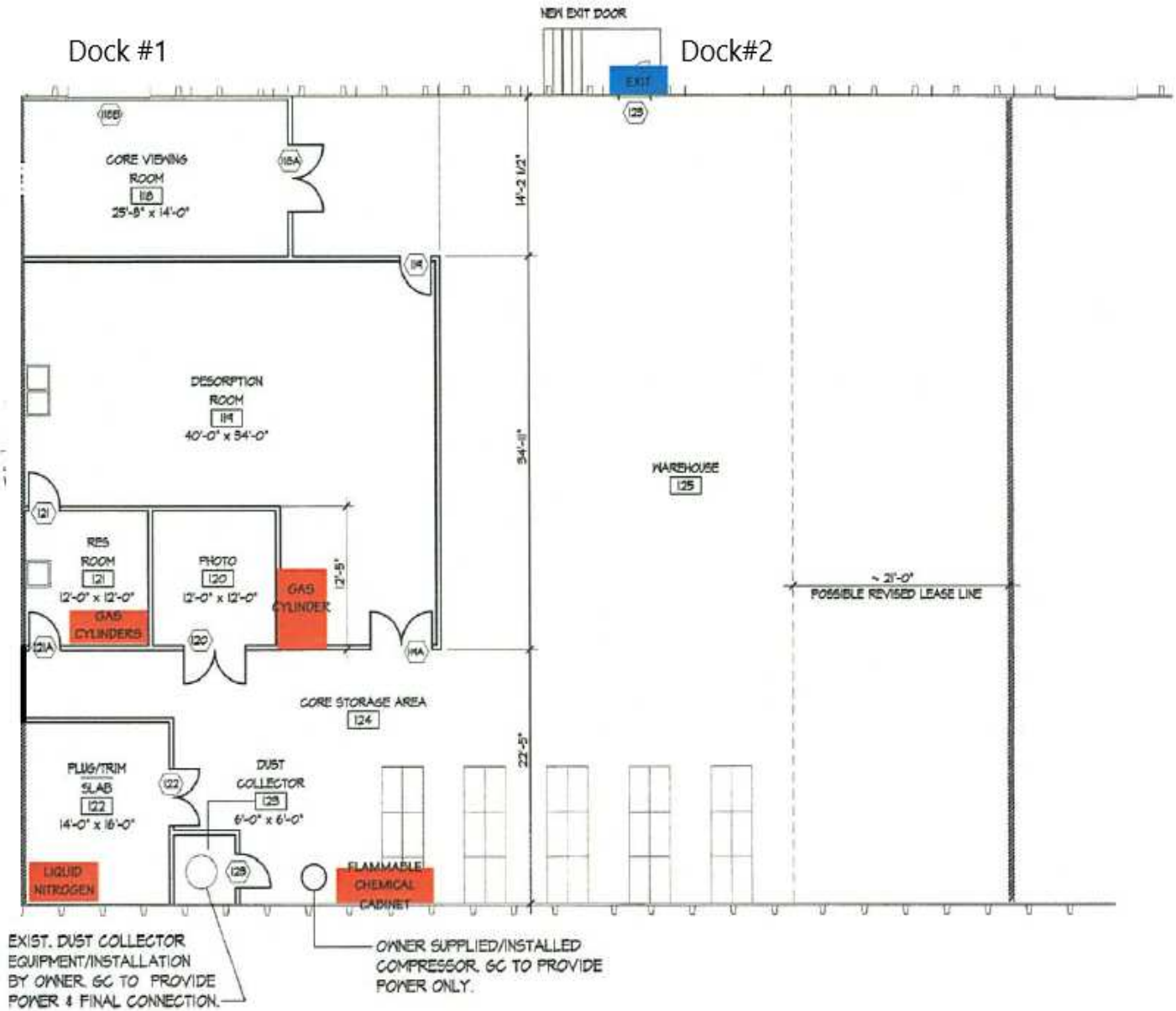
<b>Lease Rate:</b>	\$12/SF NNN
<b>Unit Size:</b>	7,167
<b>Est. NNN:</b>	\$4.50/SF
<b>Power:</b>	800 Amp 3PH TBV
<b>Drive-In</b>	Easily Ramped
<b>Clear Height:</b>	14'
<b>Construction:</b>	Twin T Concrete
<b>Dock High Doors:</b>	2
<b>Year Built/Renovated:</b>	1968/2018
<b>Exhaust System :</b>	Yes
<b>Zoning:</b>	I-A
<b>City/County:</b>	Denver/Denver
<b>OA Dues (Inc. In NNN):</b>	\$1,203.20

## PROPERTY OVERVIEW

Industrial Condo for lease in central location. This unit has 2 dock high doors that could easily be ramped should a drive in door be preferred or a need for both types of loading. Excellent location right off I-25 & 6th Ave in the heart of Central Denver. Building is Twin-T, freespan construction creating a seamless warehouse with the ability to renovate freely. Last user was a geology lab with minimal buildout left in place. For the small amount that is, it is easily converted back to general warehouse or can be used as office space. Fantastic property, centrally located, with heavy zoning. Call Greg or Earl for a tour today.

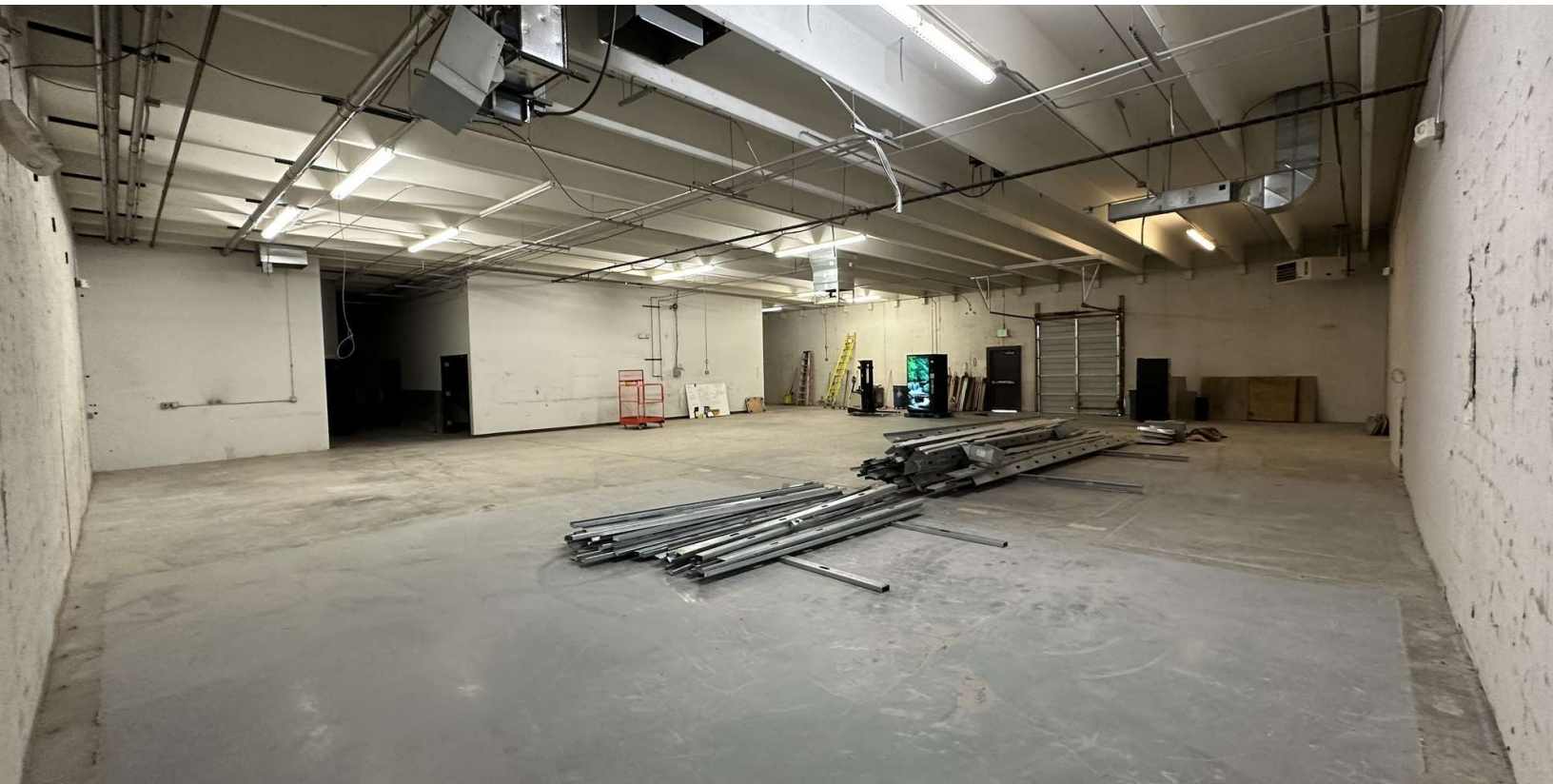
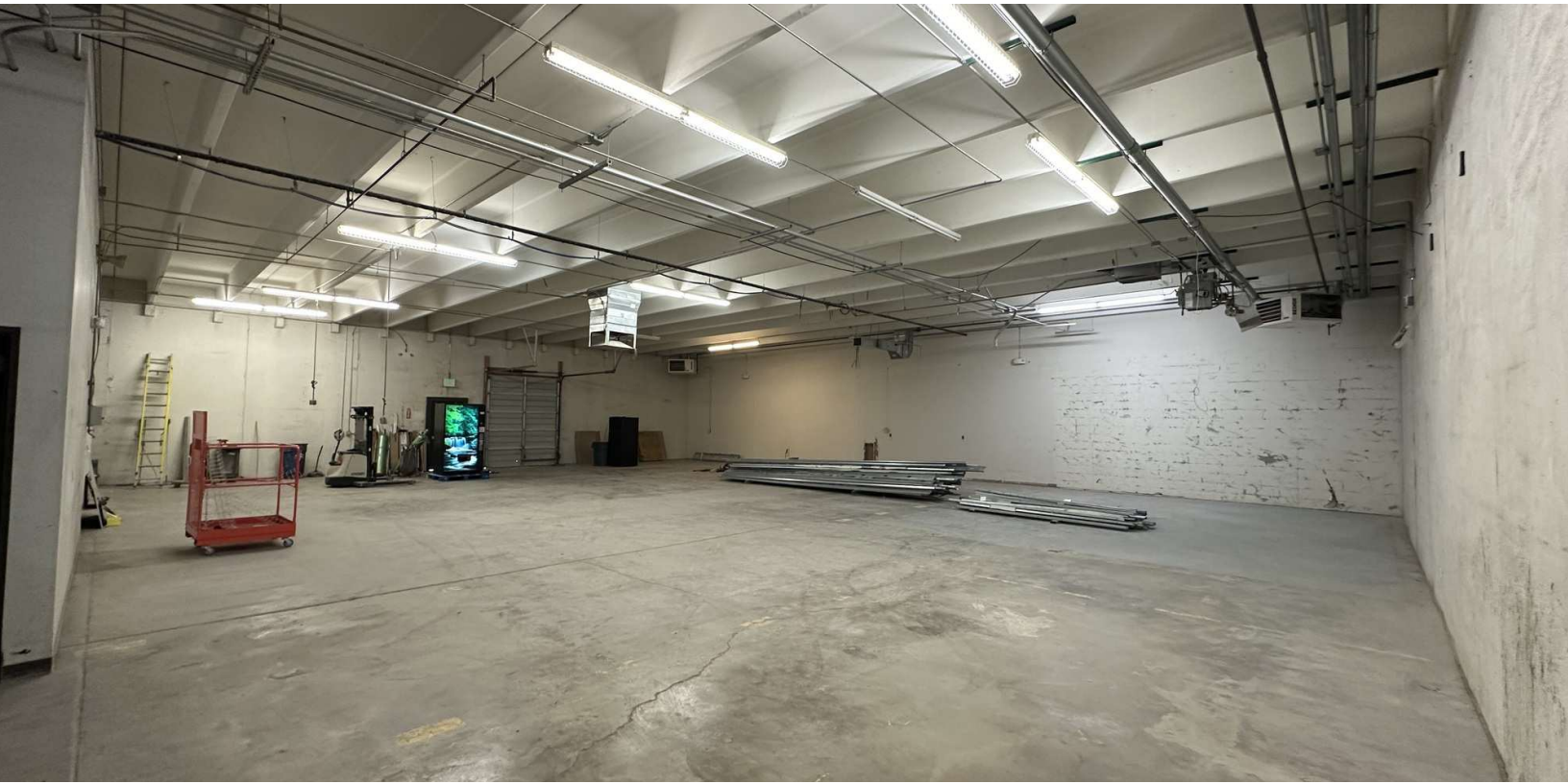
## PROPERTY HIGHLIGHTS

- Twin T Construction - Freespan Warehouse
- Heavy Power
- Dock High Loading- Drive in Easily Created
- Central Location with Easy Access

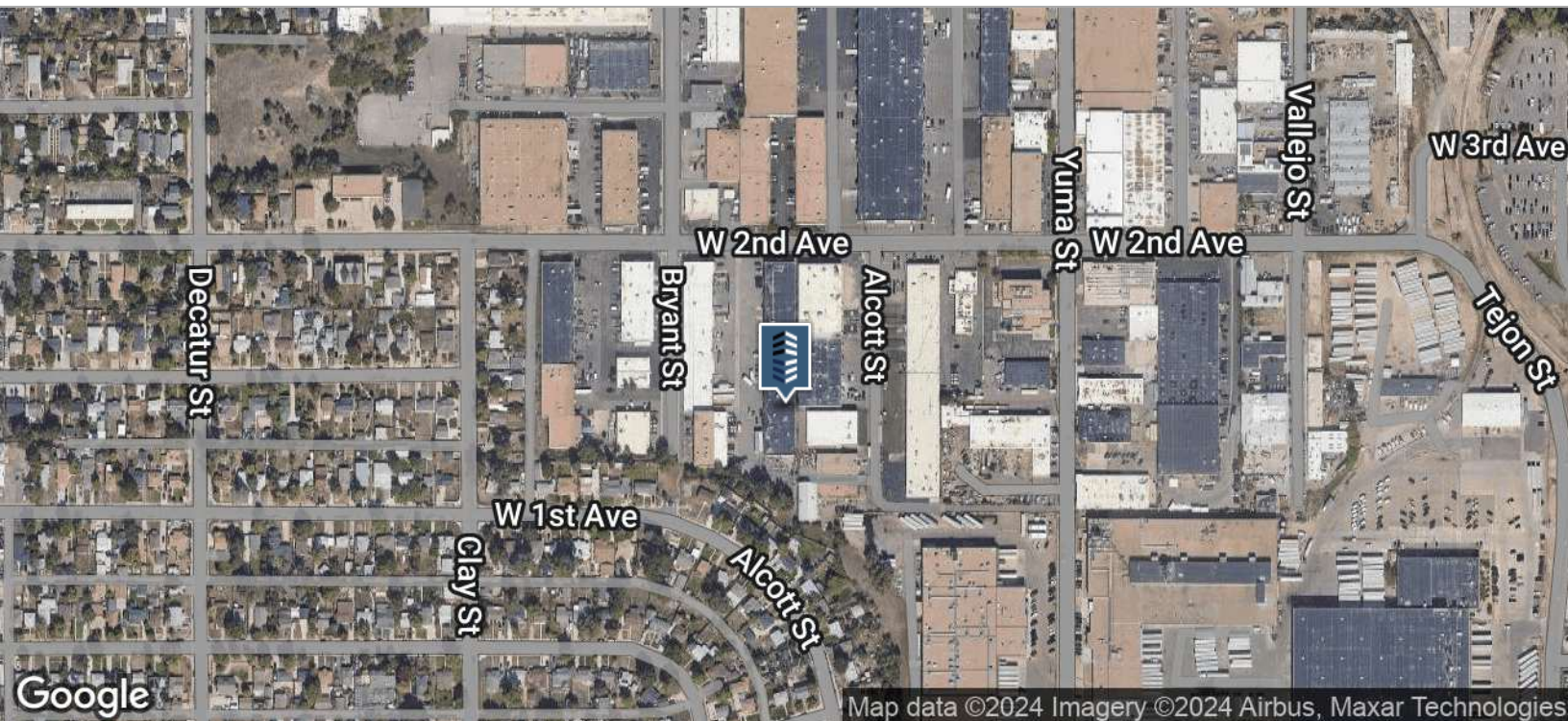


CURRENT FLOORPLAN

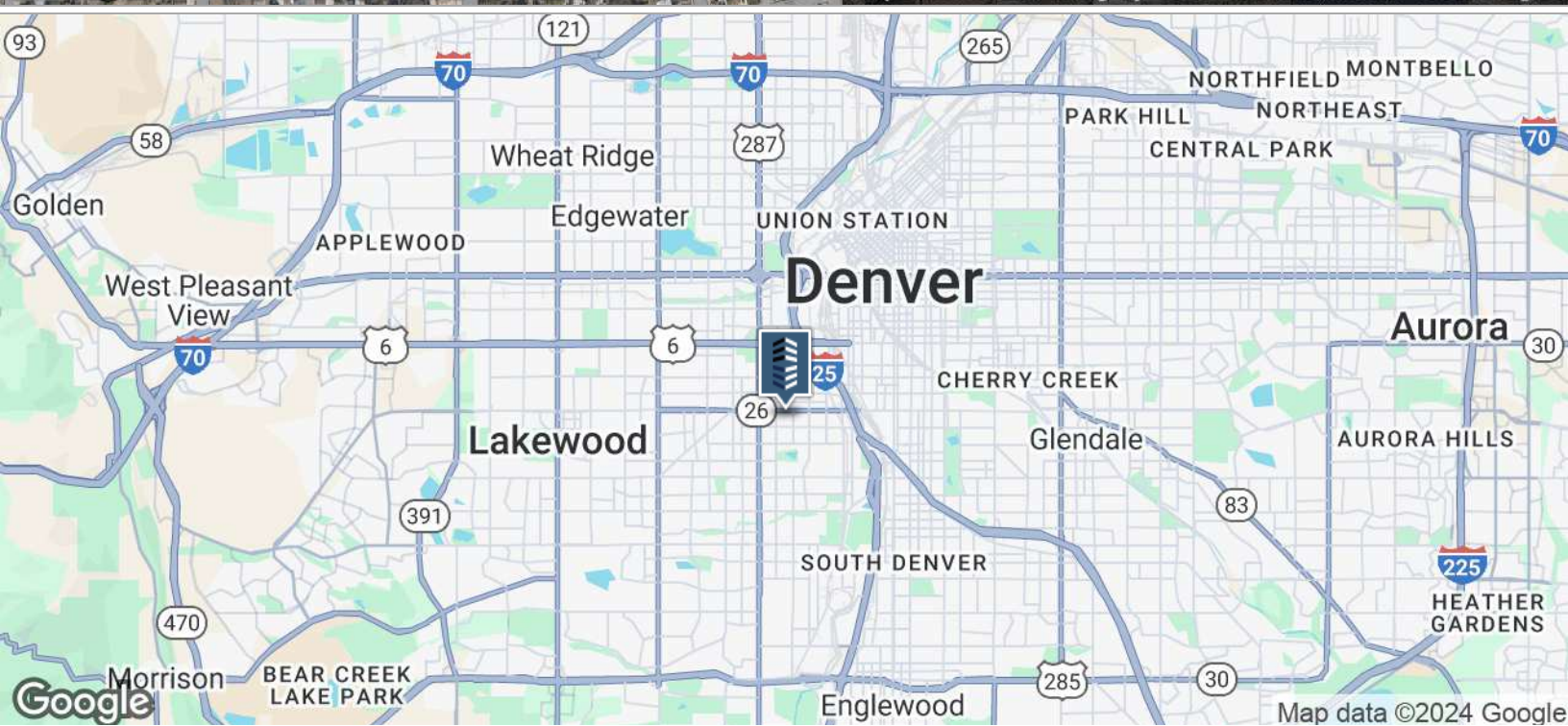








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