

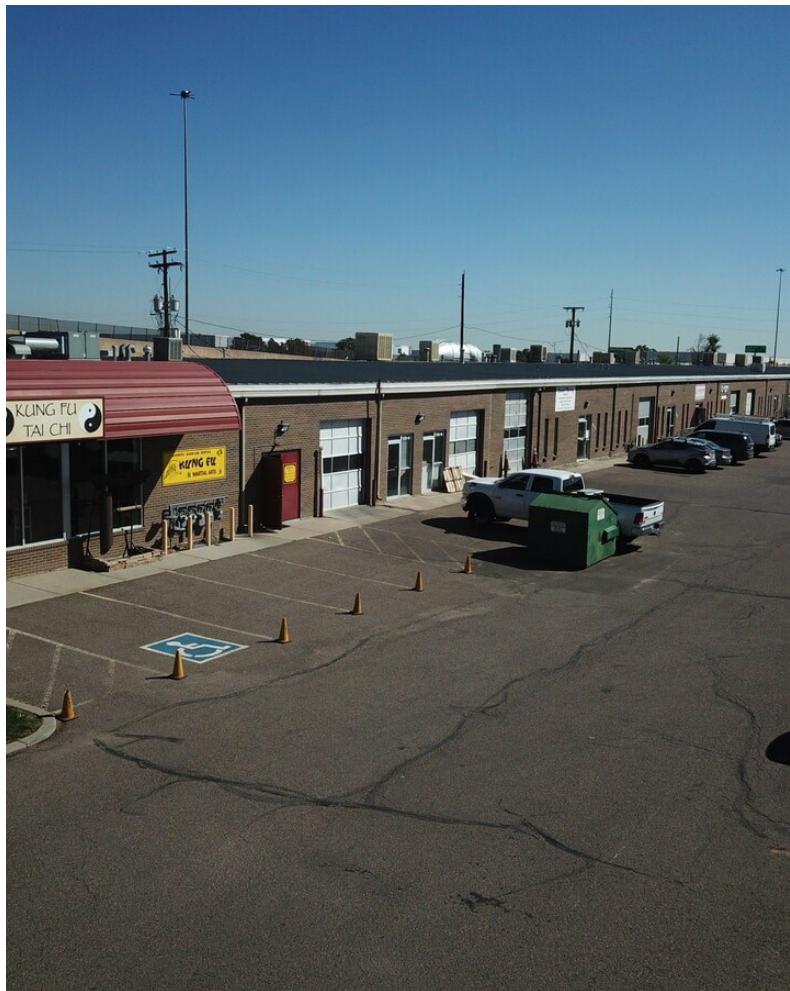


## Clear Creek Valley Business Park

7152 Washington St, Denver, CO 80229



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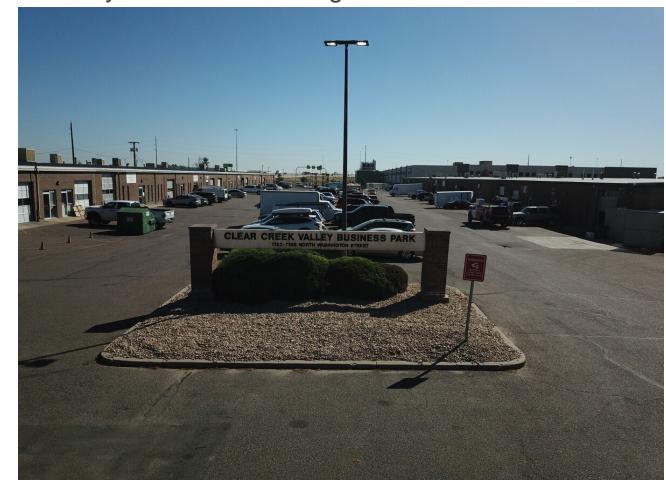


## Clear Creek Valley Business Park

\$13.50 /SF/YR

This meticulously managed industrial property represents a prime rental opportunity. With a curated selection of diverse tenants spanning multiple industries, this property fosters a dynamic environment for synergistic relationships and an organic expansion of your professional network. Zoned Commercial (C5), the property permits a wide array of commercial and industrial uses, maximizing its appeal and future potential. With its lower tax base and opportunity zone potential, this is a must-see property for those seeking a strategically located and adaptable commercial location, minutes away from three major interstates....

- Minutes away from I-270, I-76, I-70, and I-25
- Unincorporated Adams County
- Opportunity Zone
- Good Parking
- Locally Owned and Managed



Rental Rate: \$13.50 /SF/YR

Property Type: Industrial

Property Subtype: Warehouse

Rentable Building Area: 35,000 SF

Year Built: 1988

Rental Rate Mo: \$1.13 /SF/MO

## 1st Floor Ste 7170

Space Available	2,400 SF
Rental Rate	\$13.50 /SF/YR
Date Available	February 01, 2026
Service Type	Triple Net (NNN)
Office Size	460 SF
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

**Premium Plug-and-Play Industrial Unit: Prime Location & Modern Amenities**Seize the ideal opportunity to elevate your business operations with this exceptional 2,400 SF industrial unit. Designed for efficiency, this space features a perfect balance of office and shop space, ready for immediate occupancy. The office is thoughtfully built-out with a spacious private office/conference room, a welcoming lobby/waiting area, breakroom/kitchen, and restroom. The shop area is maintained with forced air heating and has LED lighting throughout. **Strategic Location for Unmatched Advantages:**Unincorporated Adams County & Opportunity Zone: Benefit from significant tax incentives and a lower sales-tax rate.**Unbeatable Accessibility:** Positioned just minutes from I-25, I-270, I-76, and I-70, making logistics and distribution effortlessly efficient.**Lease Details:****Lease Type:** Modified Gross**Monthly Rate (All-inclusive):** \$3,900.00 per month**Tenant Responsibilities:** Separately metered for gas, electric, phone, and internet.This is more than just a unit; it's a strategic move for your business's future. Schedule a showing today to see this outstanding space for yourself.

## 1st Floor Ste 7194

Space Available	2,400 SF
Rental Rate	\$13.50 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

**Premium Plug-and-Play Industrial Unit: Prime Location & Modern Amenities**Seize the ideal opportunity to elevate your business operations with this exceptional 2,400 SF industrial unit. Designed for efficiency, this space features a perfect balance of office and shop space, ready for immediate occupancy. The office is thoughtfully built-out with a spacious private office/conference room, a welcoming lobby/waiting area, and restroom. The shop area is maintained with forced air heating and has LED lighting throughout. **Strategic Location for Unmatched Advantages:**Unincorporated Adams County & Opportunity Zone: Benefit from significant tax incentives and a lower sales-tax rate.**Unbeatable Accessibility:** Positioned just minutes from I-25, I-270, I-76, and I-70, making logistics and distribution effortlessly efficient.**Lease Details:****Lease Type:** Modified Gross**Monthly Rate (All-inclusive):** \$3,900.00 per month**Tenant Responsibilities:** Separately metered for gas, electric, phone, and internet.This is more than just a unit; it's a strategic move for your business's future. Schedule a showing today to see this outstanding space for yourself.

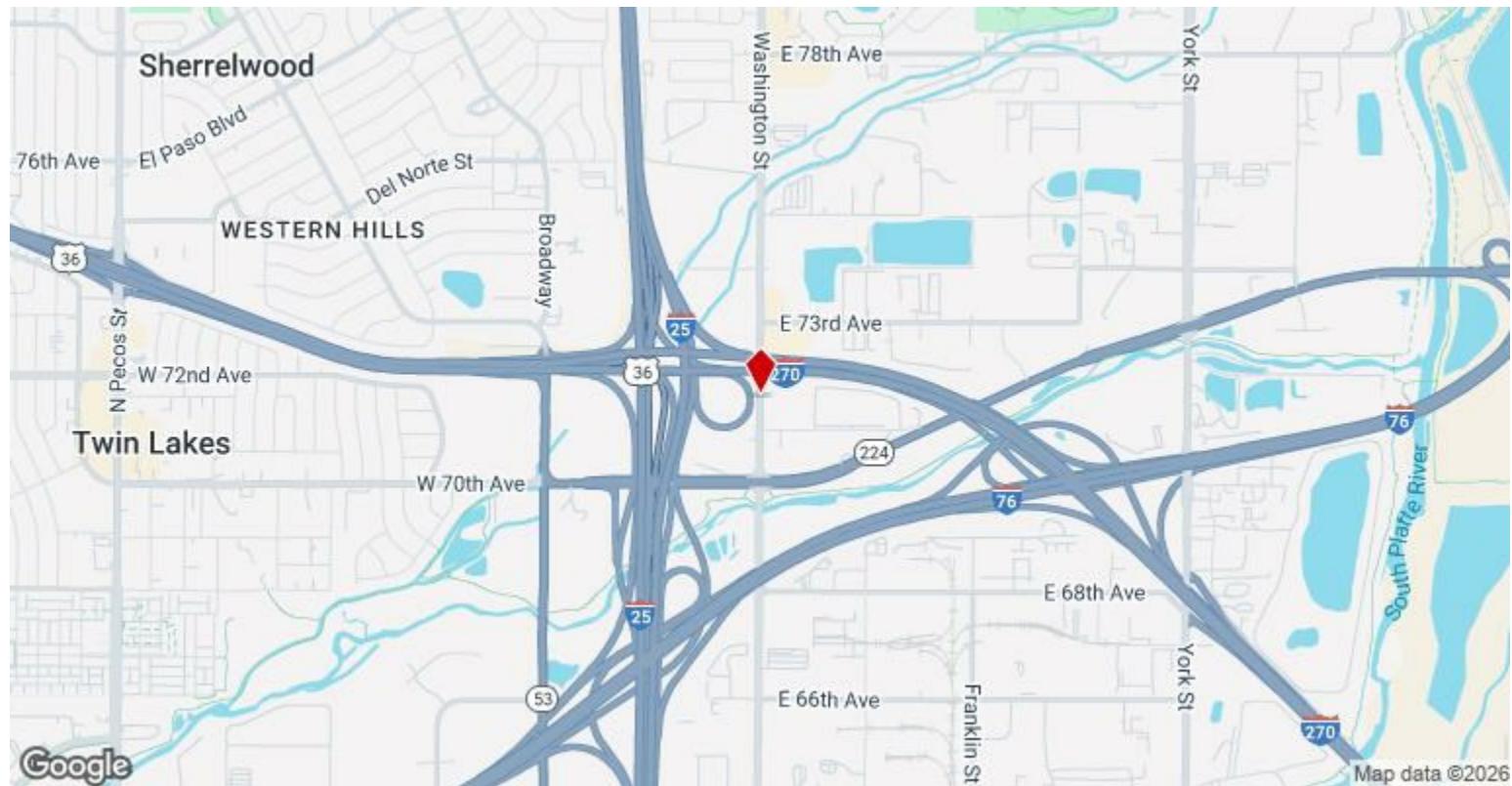
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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Affordable Forklift Service Inc	-	
Alpine Euro Automotive Inc	-	
Denver Flooring	-	
Patriot Glass Inc	-	
Sunset Auto	-	
Vexor Custom Woodworking Tools, Inc	-	



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## Property Photos

