

FOR LEASE: 2505 WEST 8TH AVENUE



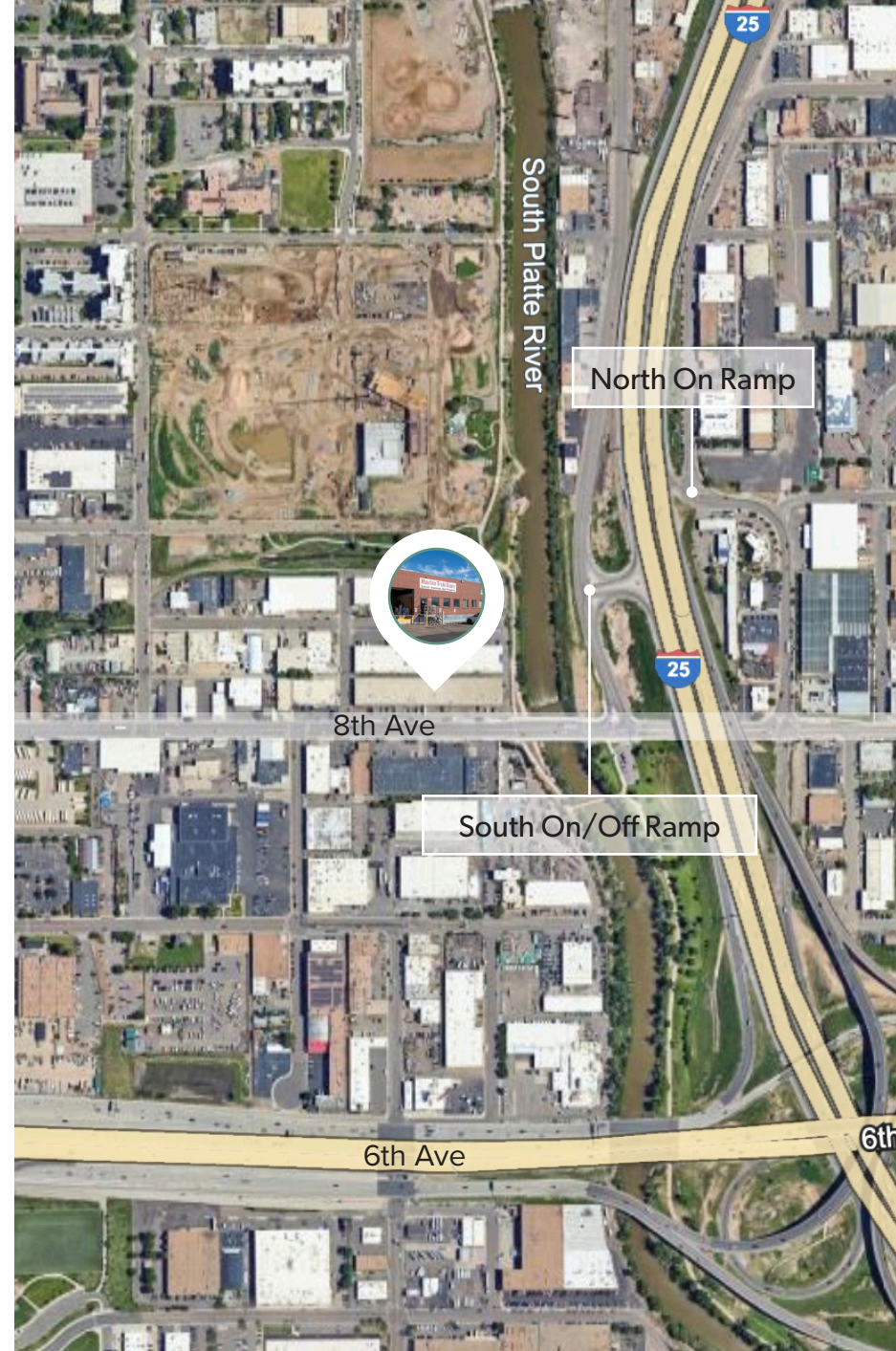
2400 SF 4794 SF 3517 SF



Square Feet	2400 SF - 10,711 SF
Office %	8%
Zoning	I-1 (Denver)
Clear Height	14 Feet
Loading	3 DH, 1 DI
Power	200A, 480V, 3P (TBV)
Sprinklered	No
Lease Rate	\$14.00 NNN
NNN Estimate	\$4.50 PSF
Availability	April 1, 2024
Time to I-25	Less than 1 Minute
Heating	Gas Fired Unit

Loading:

- 2,400 SF Bay has 1 Dock-High Door
- 4,794 SF Bay has 1 Drive-In Door and 1 Dock-High Door
- 3,517 SF Bay has 1 Dock-High Door and Potential for 1 Drive-In Door



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