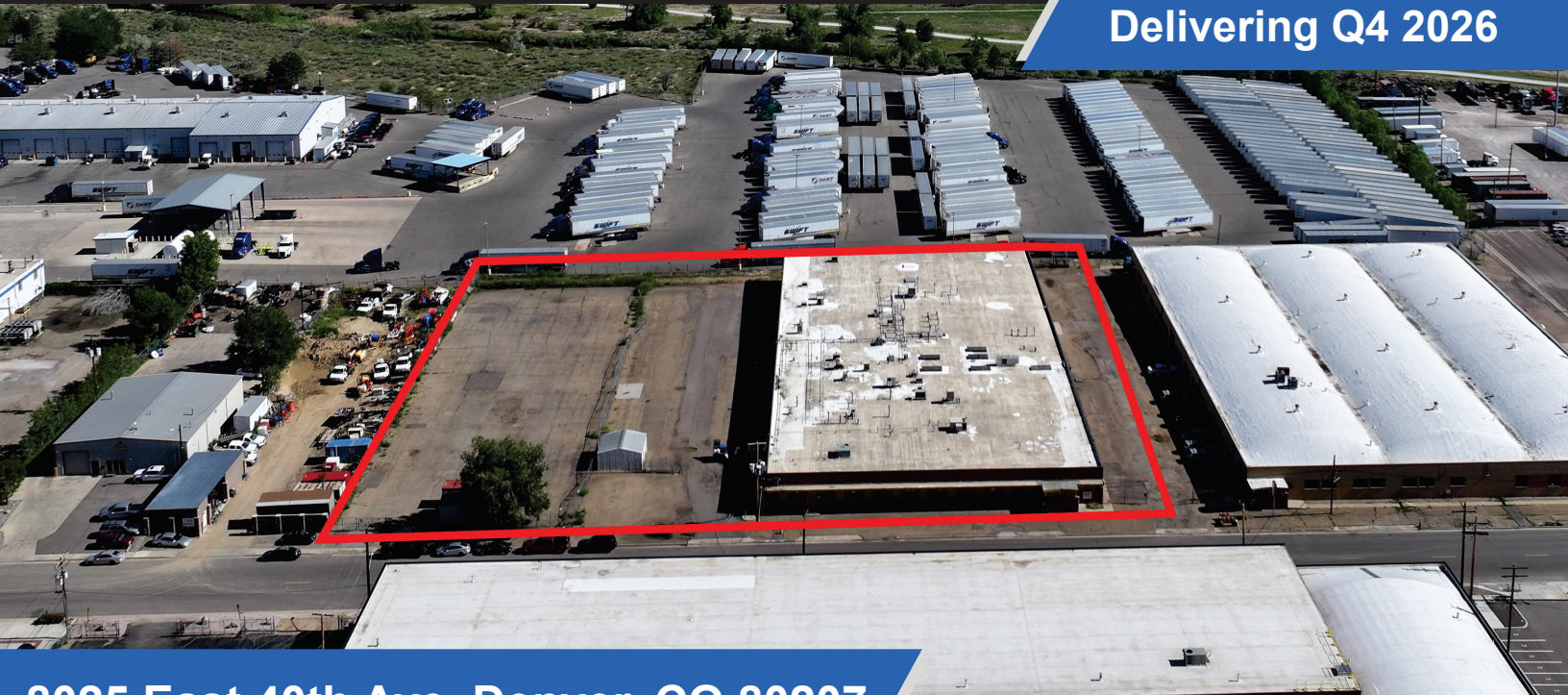


# FOR LEASE

## RARE WAREHOUSE WITH FENCED YARD FOR LEASE



Delivering Q4 2026



8025 East 40th Ave, Denver, CO 80207

### Property Highlights

- » Rare central small-bay industrial opportunity with clean, functional space and dedicated private fenced yards
- » 5,575 SF per unit, with the flexibility to combine units for larger users
- » 3,106 SF fully fenced, secure private yard allocated to each unit
- » 2026 capital expenditures, including brand new roof, office, HVAC, asphalt, fencing, loading doors, paint, etc.
- » Oversized drive-in loading for efficient warehouse operations
- » Fully sprinklered building
- » Strong warehouse-to-office ratio designed for practical industrial use
- » Excellent connectivity to I-70, I-76, I-270, and I-25
- » Locally owned and managed for responsive, hands on support

### Property Details

Building Size	44,600 SF
Available SF	5,575 - 44,600 SF
Available Suites	8x 5,575 SF units (Can be combined)
Build/Renovated	1959, 2026
Lot Size	1.85 AC
Uses	Industrial/Flex, Light Manufacturing
Clear Height	15'
Loading	1 Drive in Per unit (12'x12')
Power	3 Phase 200 amp per unit
County	Denver
Zoning	I-MX-5
OPEX	\$4.00/SF 2026 est.
Sprinklers	Yes

CALL BROKER FOR PRICING

For more information:

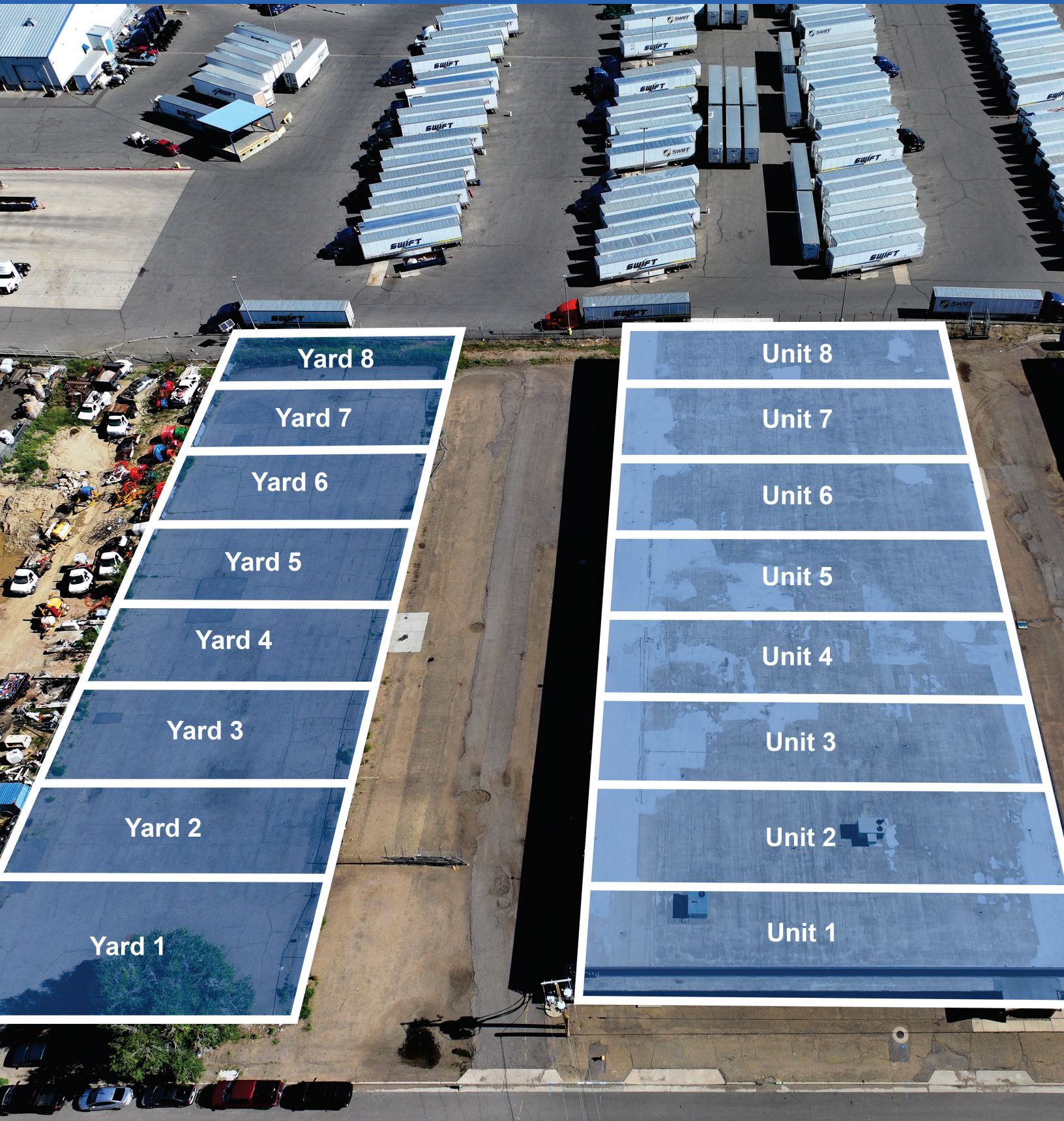
ZACHARY PROPST  
720-415-2761  
zach@malmancr.com

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8025 E 40th Ave., Denver, CO 80207



**MALMAN**  
REAL ESTATE



For more information:

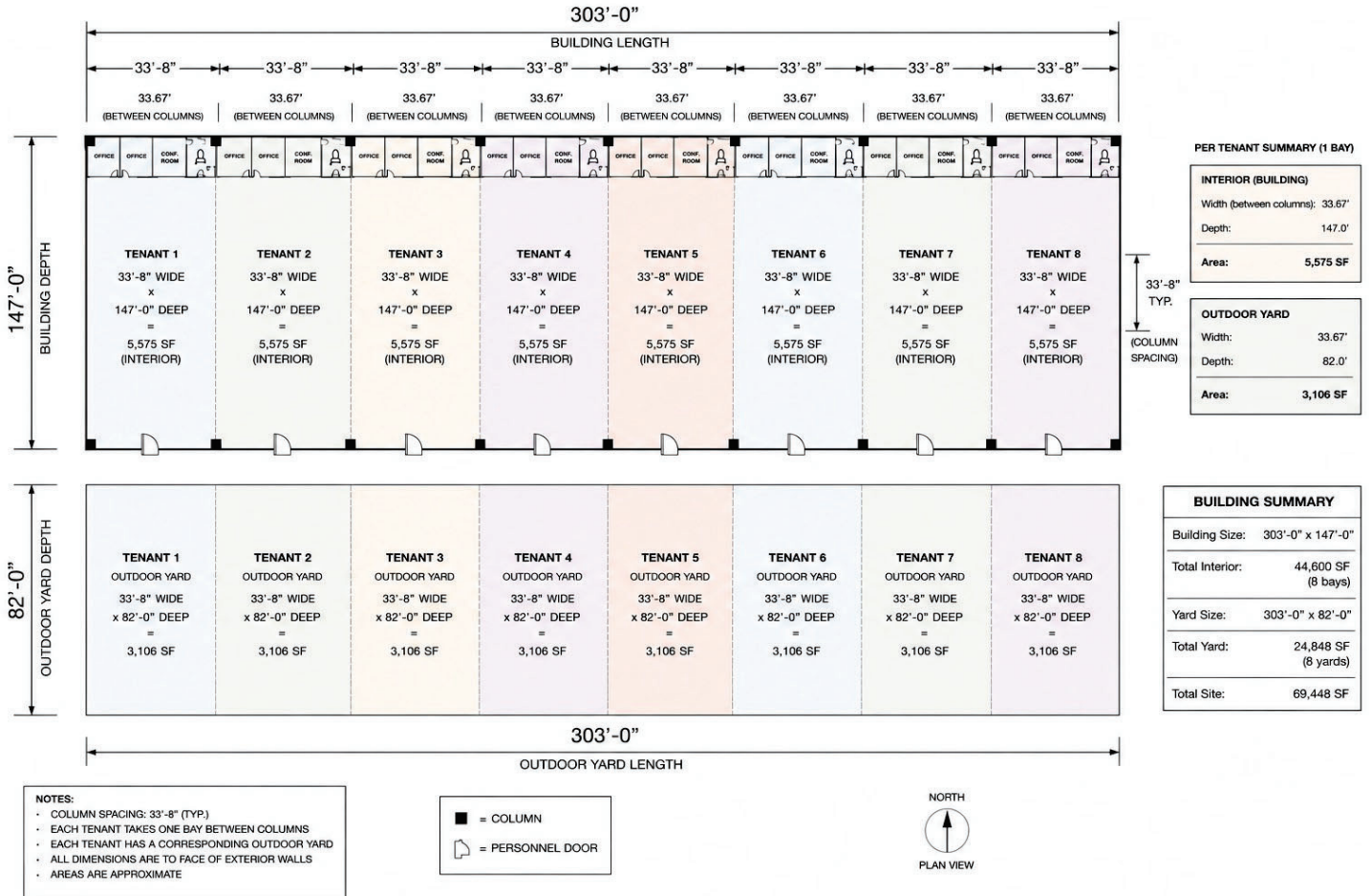
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## FLOOR PLAN



For more information:

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