

**1585 E 69TH AVE
DENVER, CO 80229**



INDSUTRIAL PROPERTY FOR LEASE



1585 E 69TH AVE, DENVER, CO 80229

Land SF	2.08 Acres
Building SF	6,000 SF
Year Built	2016
Space Type	Warehouse/Office Space/Large Lot
Zoning	I-2
Fenced Yard	Yes
Ceiling	21
Jurisdiction	Adams County

This is a rare opportunity to lease a stand-alone facility that offers excellent exposure, accessibility, and flexibility in one of Denver's most active industrial corridors. Built in 2017, the free-standing building sits on an expansive 2.08-acre site and offers outstanding visibility from I-76, featuring prominent monument signage for strong brand exposure. Zoned I-2, the property accommodates a wide range of industrial and commercial uses and includes a well-designed office area with a kitchenette, providing a comfortable and functional workspace. Its strategic location near the heart of Denver allows quick access to both I-76 and I-270, ensuring smooth connectivity throughout the metro area. The fully fenced yard adds convenience and security, ideal for outdoor storage, equipment, or fleet parking.



Unobstructed Visibility from I-76

Property Highlights

- 6,000 SF workshop
- 4 Overhead Doors (12'X14')
- Office Space with bathroom and kitchenette
- 21' Ceilings
- 2.08 Acre, fully fenced lot
- Unobstructed visibility from I-76
- Includes air compressor



Office & Kitchenette Space



Large Paved Area



Expansive Open Space





INTERSTATE
270

INTERSTATE
76







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