

FOR LEASE

**6035 EAST 38TH AVENUE**  
DENVER, COLORADO 80207



**FREESTANDING BUILDING WITH FENCED YARD**

### PROPERTY FEATURES

AVAILABLE SIZE	Warehouse: 17,280 SF Office: 3,050 SF Total: 20,330 SF
LAND SIZE	1.07 Acres
CONSTRUCTION	Masonry
LOADING DOORS	2 Dock-high doors 1 Drive-in door
CLEAR HEIGHT	12' - 18'
PARKING	1.48 : 1,000 SF
ZONING	I-MX-3
SPRINKLERED	Class IV
LEASE RATE	\$8.95 \$8.50/SF NNN



### PROPERTY HIGHLIGHTS

- Conveniently located for quick access to I-70 and downtown Denver
- Great for light manufacturing and warehousing
- Fenced yard and drive-in loading

FOR MORE INFORMATION CONTACT

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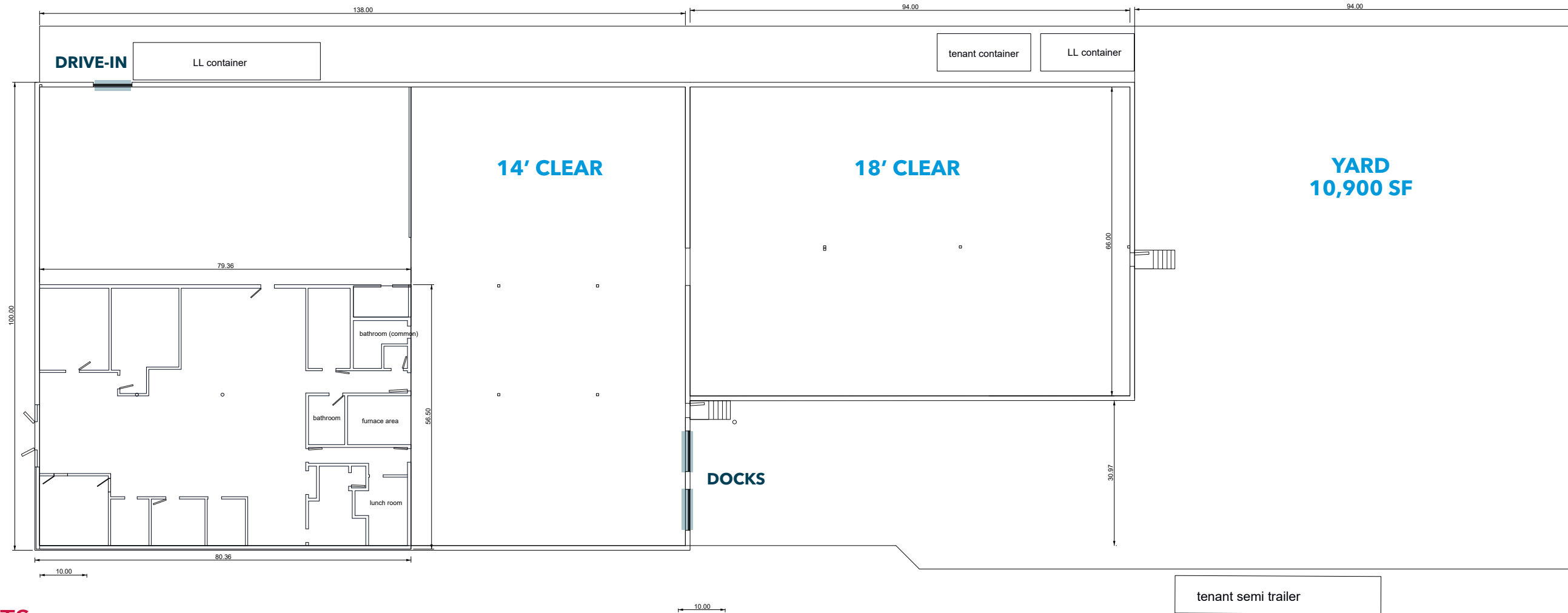
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**FLOORPLAN**



**HIGHLIGHTS**

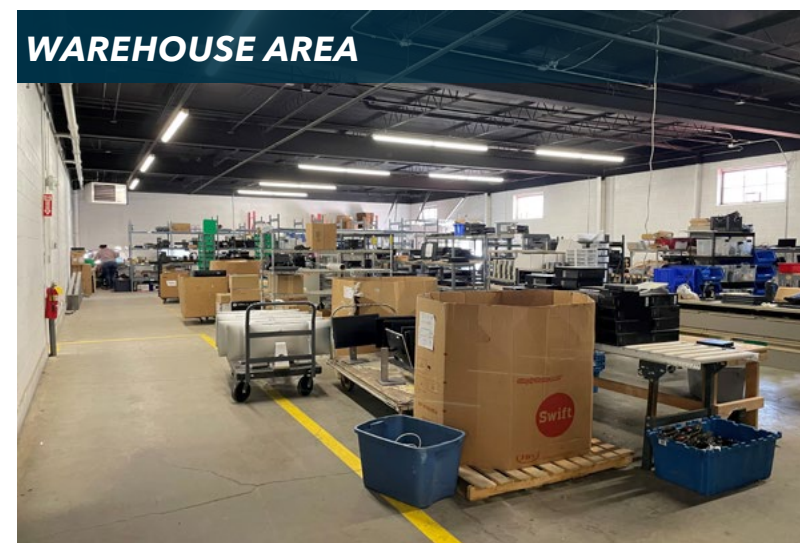
- New roof in 2016
- Loading dock rebuild and upgrades in 2020
- New drive-in loading door in 2022
- New office HVAC in 2020
- New warehouse high efficiency heaters in 2019 and 2021

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