

**IOS SPACE**  
**4 Acres**

**Building: 10,000 SF**  
**Acres: 4**

**Building: 2,000 SF**  
**Acres: 2**

*Available For Lease*

**6100 Federal Blvd**  
**Denver, CO 80221**

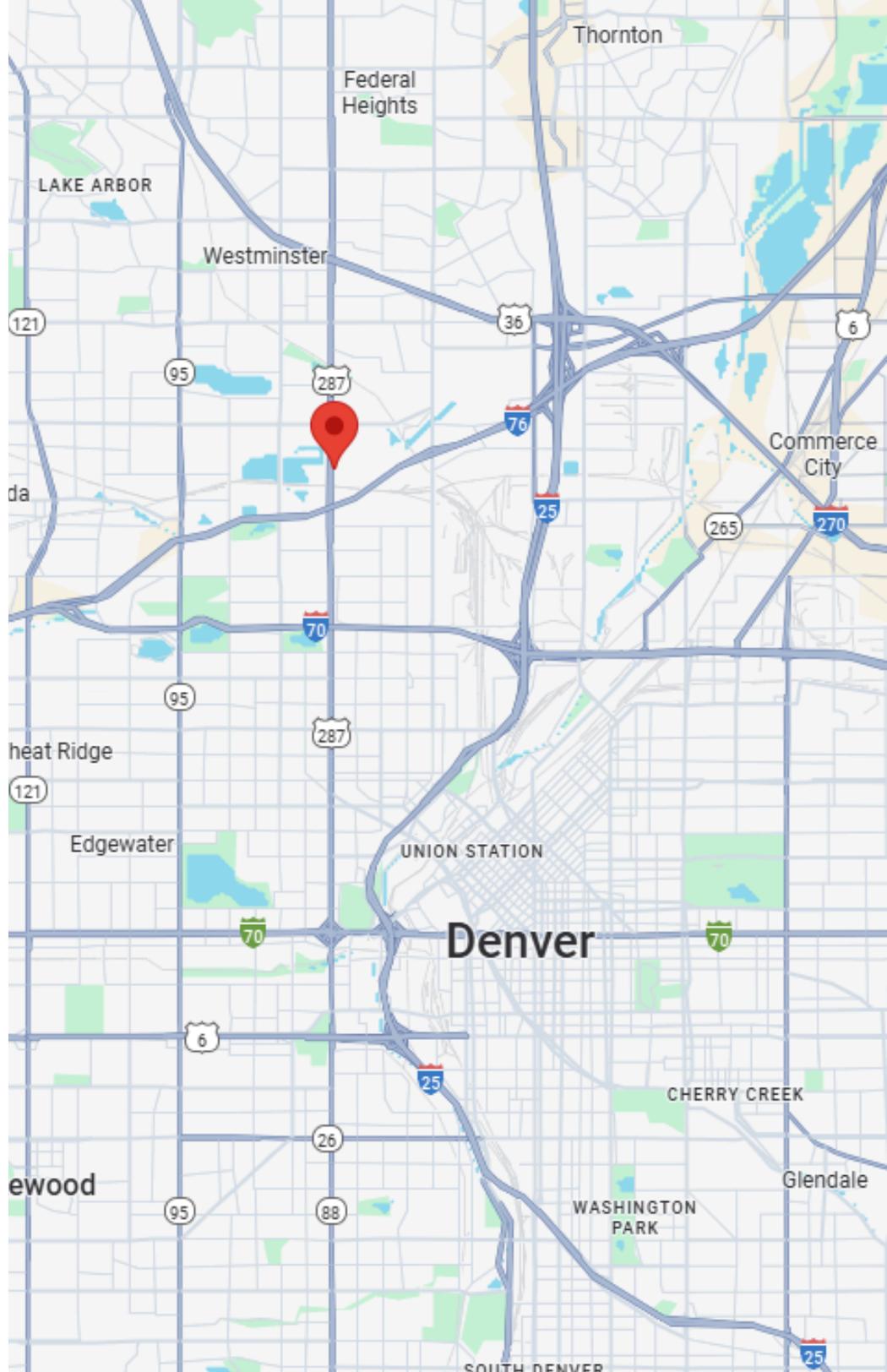


# Property Summary

6100 Federal Blvd offers a rare central infill opportunity featuring over ten acres of land permitted for Industrial Outdoor Storage (IOS). The property includes a 10,000 SF warehouse with 16'–18' clear height, two grade-level loading doors, and a separate ±2,000 SF office/shop. The entire site is fully fenced and gated for secure operations and is equipped with a truck scale. Zoned C-5 P-U-D, the property allows outdoor storage and offers exceptional functionality for a wide range of industrial users. In addition, the site features a paved parking lot with approximately 100 spaces—55 designated standard spaces plus overflow—supporting both customer and employee parking needs. This combination of warehouse capability, extensive yard area, and versatile zoning makes 6100 Federal Blvd a unique and highly functional leasing opportunity.

## PROPERTY SUMMARY

Address	6100 Federal Blvd, Denver, CO 80221
Type	For Lease
Total SF	10,200
Acreage	10.09
Year Built/Renovated	2000
Drive-ins	2
Clear Height	18'
Zoning	C-5



# Property Photos



# Prime Industrial Location - Denver, CO

Denver's industrial and commercial real estate market in 2025 is marked by steady tenant demand, moderating construction activity, and a shift toward greater market balance after several years of rapid development. Interest remains strongest in small and mid-sized warehouse and flex spaces, reflecting the region's diverse mix of manufacturing, logistics, and service-oriented businesses. Large-format distribution buildings, while still active, are seeing more cautious tenant movement as users reassess space needs and prioritize efficiency. Development has tapered significantly, with few speculative projects in the pipeline, signaling a transition from expansion to consolidation across the market. Denver's strategic location—supported by major interstates, a growing population base, and proximity to Denver International Airport—continues to make it attractive for regional logistics and industrial users. Overall, the market is stabilizing, with fundamentals suggesting a more measured, sustainable growth environment heading into 2026–2027.

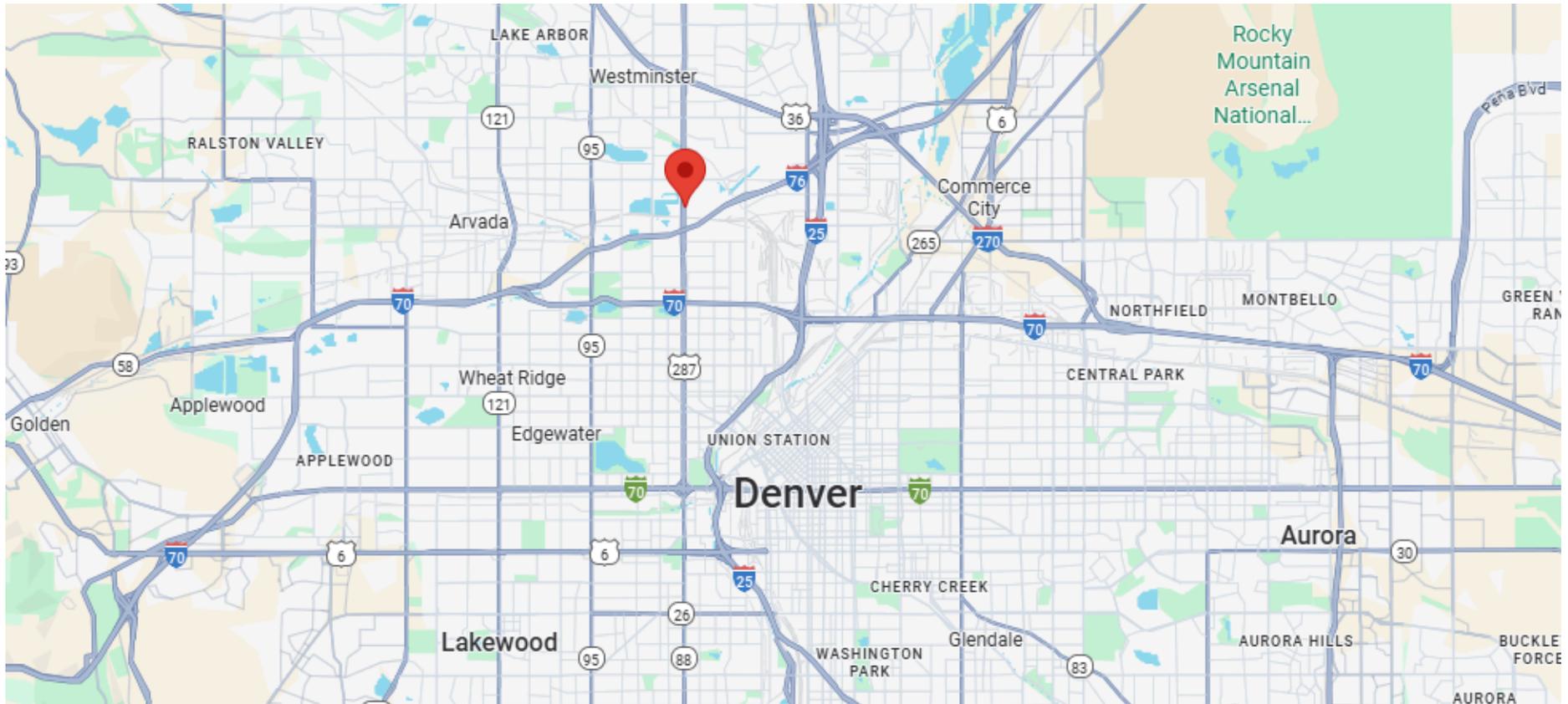
## Distance

**Downtown Denver - 6 Miles**

**I-76 - 0.4 Miles**

**I-70 - 1.7 Miles**

**I-25 - 4 Miles**





# Rich Sgroi



**SVP of Business Development**



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