



TCN
WORLDWIDE
REAL ESTATE SERVICES

FOR LEASE

5,400 -6,750 SF Heavy Power Dock Loading

211 Wyandot Street | Denver, CO 80223

RATED REDUCED!



**Open Warehouse, Dock Loading,
Heavy Power, 40 Tons Of HVAC**

CONTACT:

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EXECUTIVE VICE PRESIDENT

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EARL DUFFY

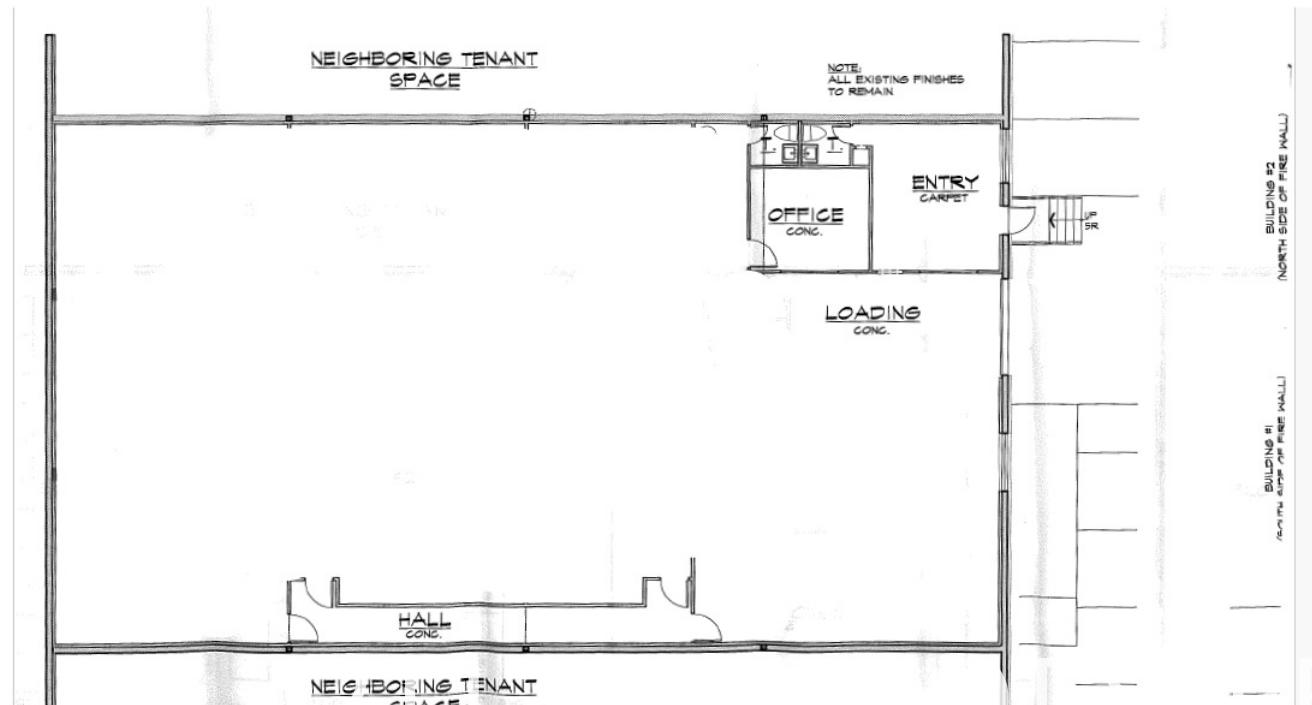
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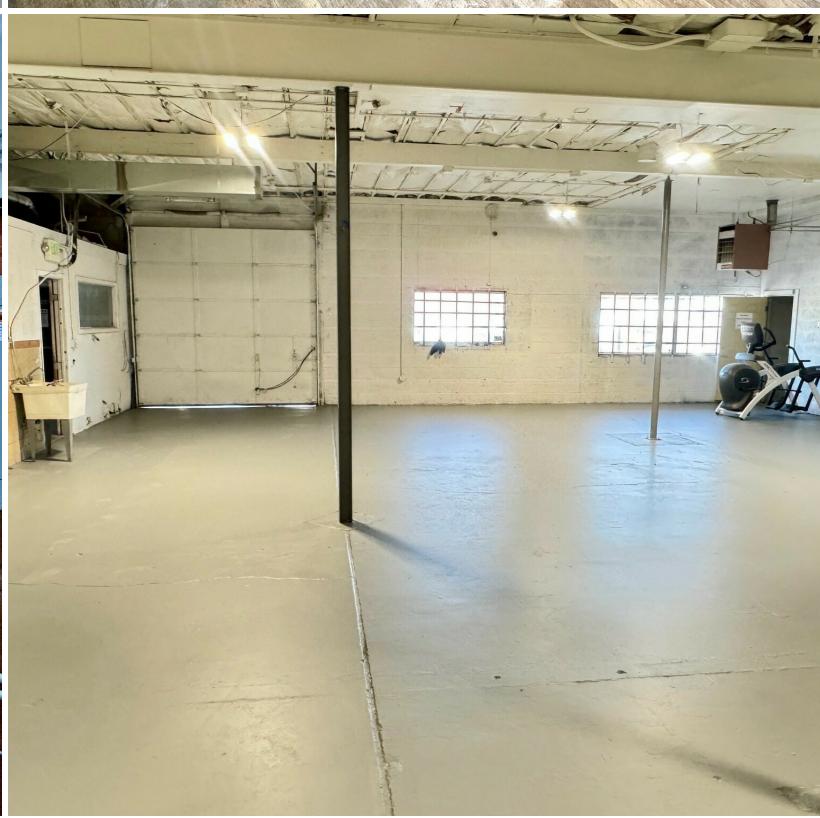


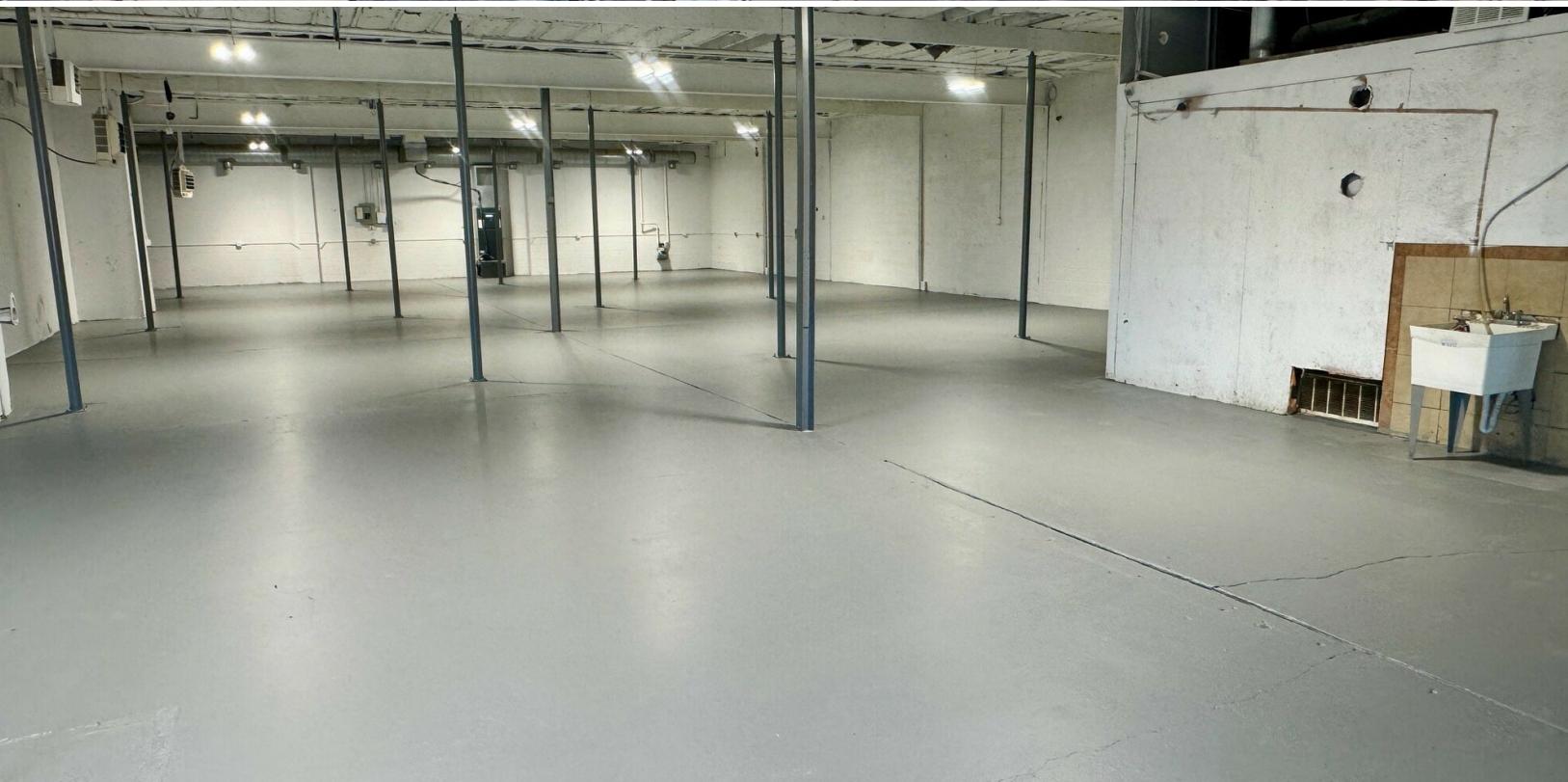
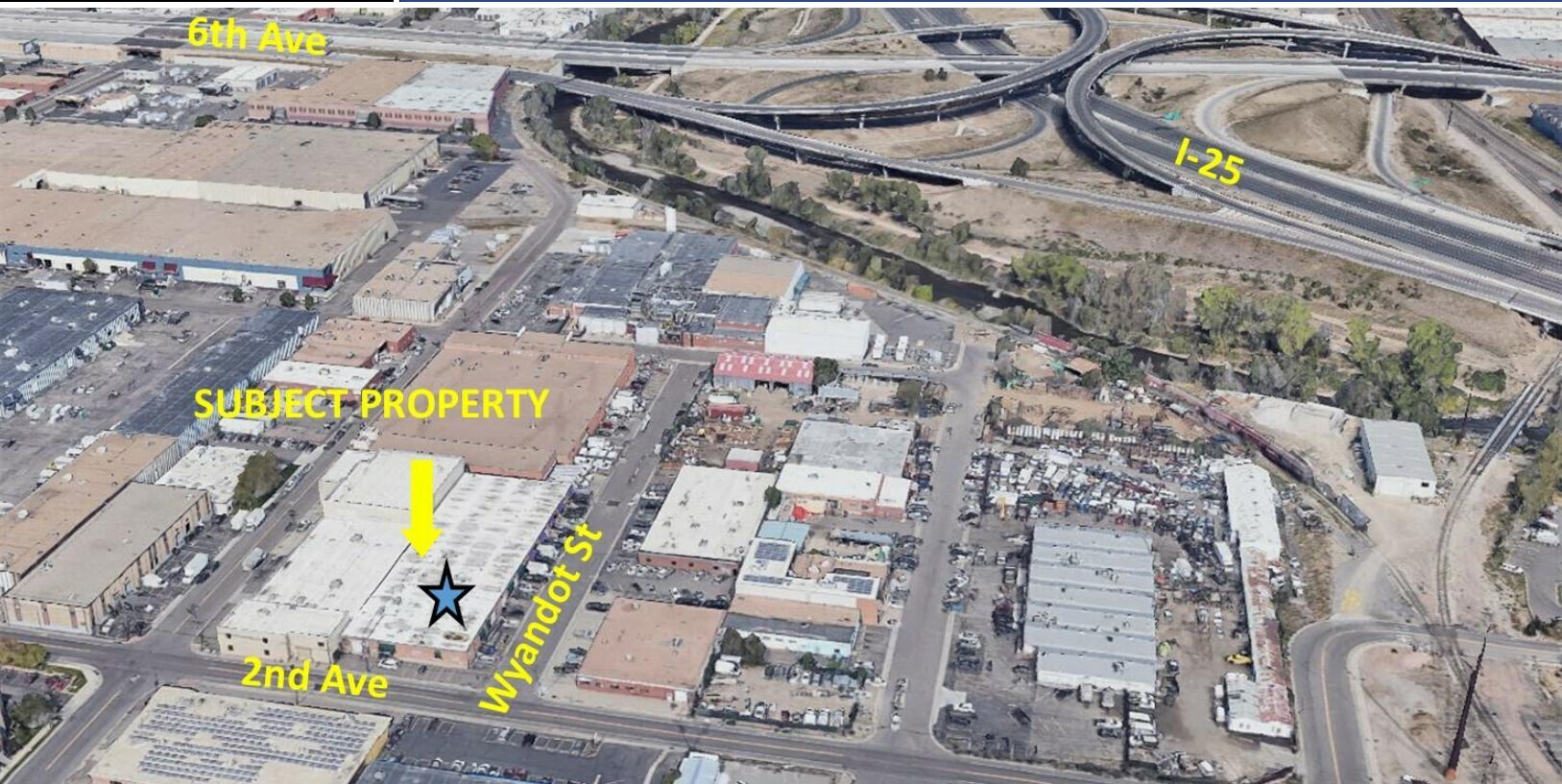
OFFERING SUMMARY

Available SF:	5,400 - 6,750 SF
Office:	600 SF
Lease Rate:	\$6.00/SF NNN \$7.50 SF/NNN
2024 Est. NNN:	\$4.82/SF
Loading:	1 Dock High Door
Ceiling Height:	12'
Power:	600a 3 Phase (TBV)
HVAC:	40 Tons (former grow)
Zoning:	I-A
City/County:	Denver/Denver

PROPERTY HIGHLIGHTS

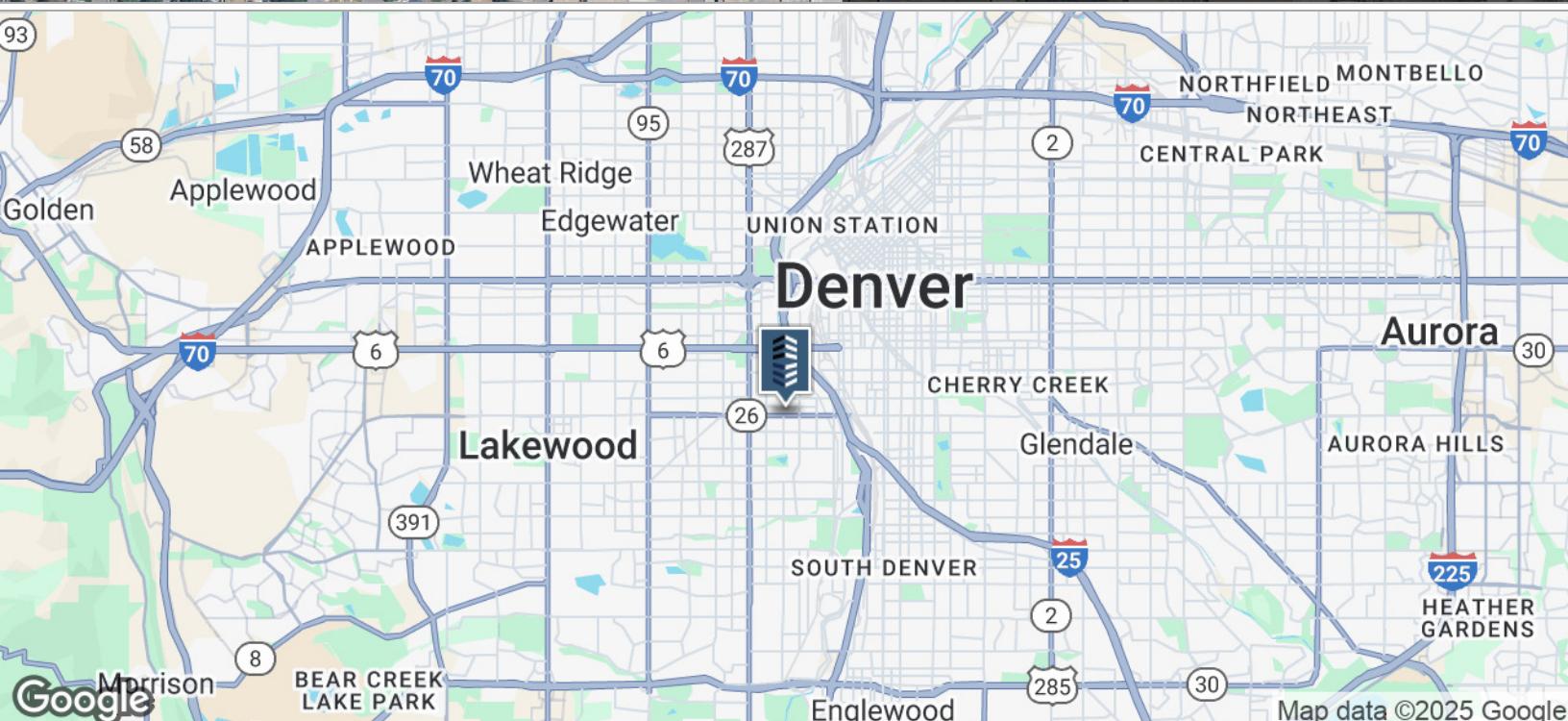
- Recently Renovated, Fresh Paint, Open Warehouse
- Heavy Power Ideal for Printers, Machine Shop, Fabrication
- Dock high Loading
- Minimal Office
- Entirely Temp Controlled
- Well Located at 6th & I-25
- ADA Compliant
- Best Rate in Central Denver







211 WYANDOT STREET



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