

# Industrial/Flex Space for Sale

2115 W 14TH AVENUE, DENVER, COLORADO 80204



## Overview

Located at 2115 W. 14th Avenue, Denver, CO, this fully renovated industrial facility combines modern style with heavy-duty functionality. Designed with a cool “man cave” or clubhouse aesthetic, the space offers a rare mix of comfort and capability for owner-users or investors.

The property features a spacious warehouse equipped with an 8-ton overhead crane, heavy 3-phase power, and two oversized drive-in doors (14' x 23' & 14' x 12') for seamless loading and unloading. Measuring 71' in length and 27' in width, the warehouse boasts a 14-foot clear to the beam & 18-foot clear to the ceiling, for ample storage and operational space.

Inside, there are four private offices, a kitchen, a break room, and two restrooms, making it ideal for businesses that value both functional workspace and employee comfort. The property's solar panels help offset energy costs, while the large fenced yard provides secure storage and vehicle parking.

The I-B zoning supports a wide variety of business operations. Whether you need a state-of-the-art production space, a service hub, or a uniquely styled headquarters, this property delivers exceptional versatility and appeal.

### \*Potential Live/Work

## Highlights

- Fully Renovated: Modern Upgrades, Sleek, High End Finishes
- Man Cave/ Club House Feel: Perfect For Creative or Industrial Use
- Two Grade Level Overhead Doors (14' x 23' & 14' x 12')
- Heavy 3 Phase Power
- Secure Fenced Yard
- Solar Panels (Roof)

## Property Details



**Sales Price**  
Negotiable



**Building Size**  
6,027 SF



**Lot Size**  
0.26 Acres



**Zoning**  
I-B

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Rev: November 13, 2025

### Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



**Brandon Langiewicz, SIOR**

C: 715.512.0265

O: 720.572.5187

Brandon@HoffLeigh.com



**Chris Camozzi**

C: 303.328.5611

O: 720.572.5187

CCamozzi@HoffLeigh.com





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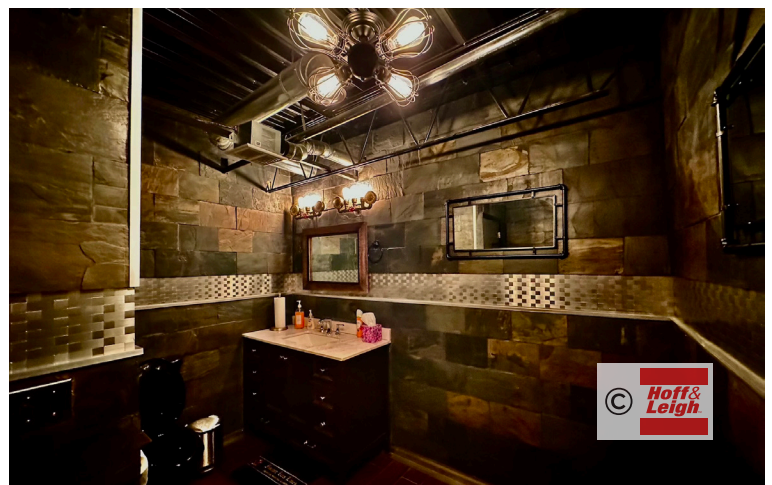
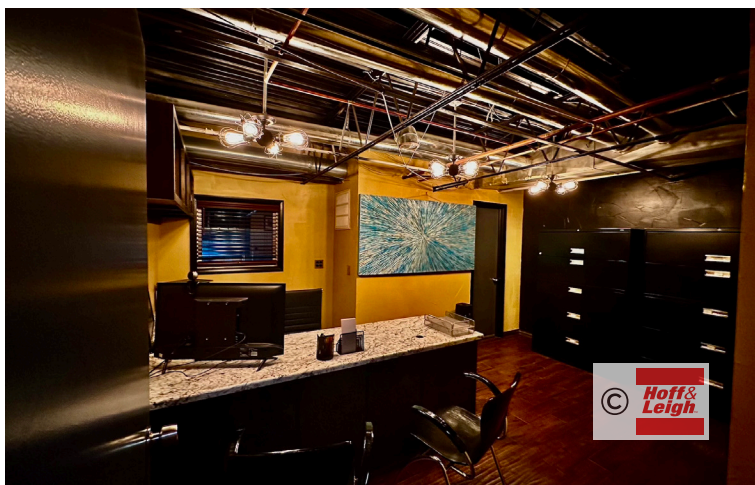
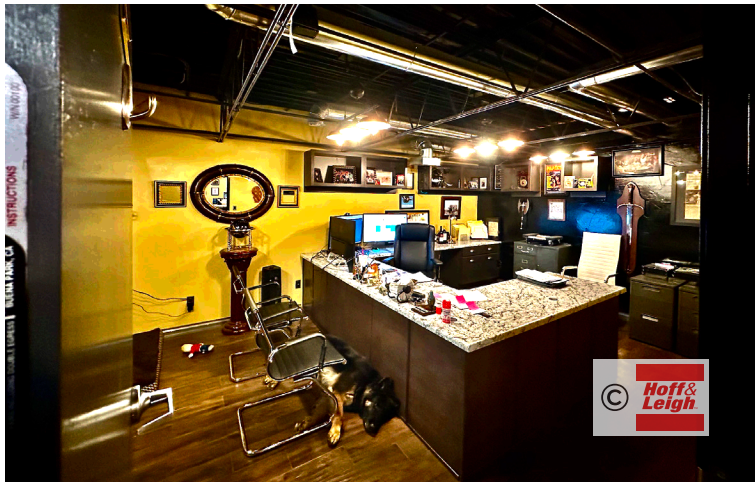
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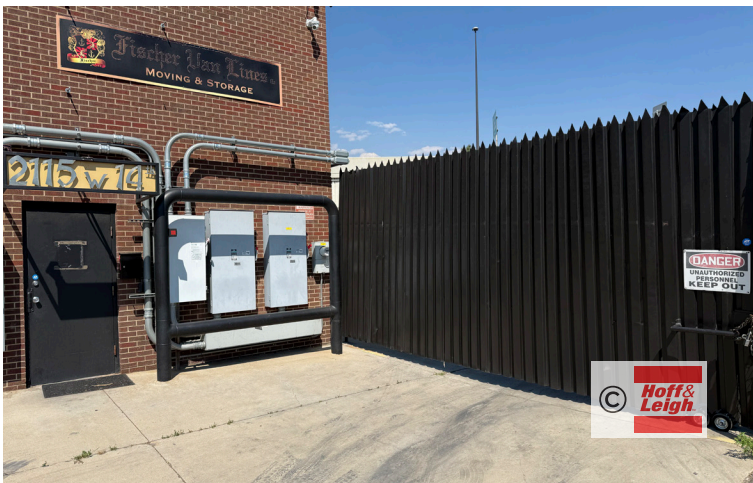
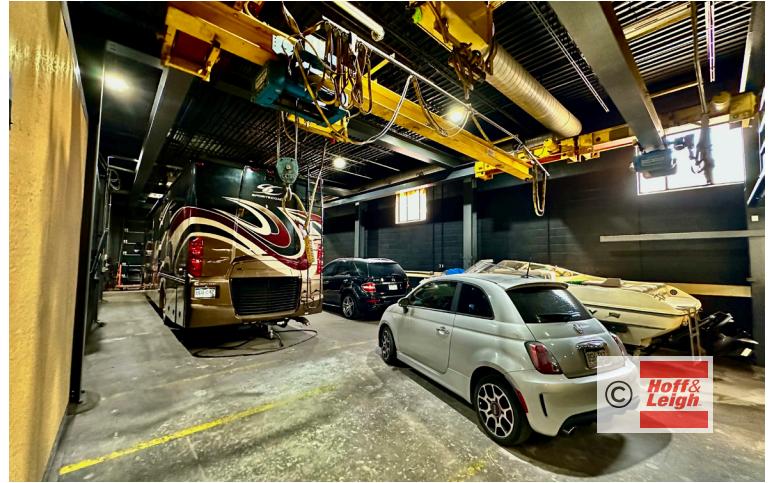
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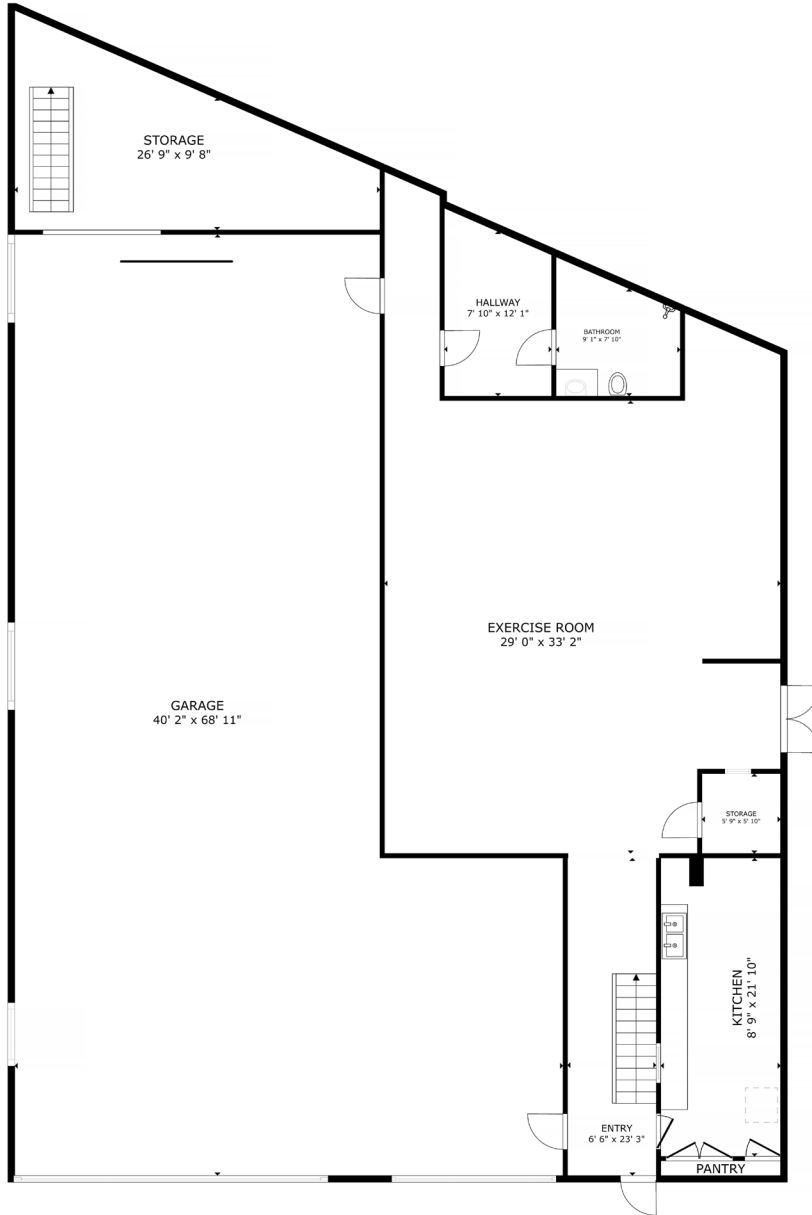
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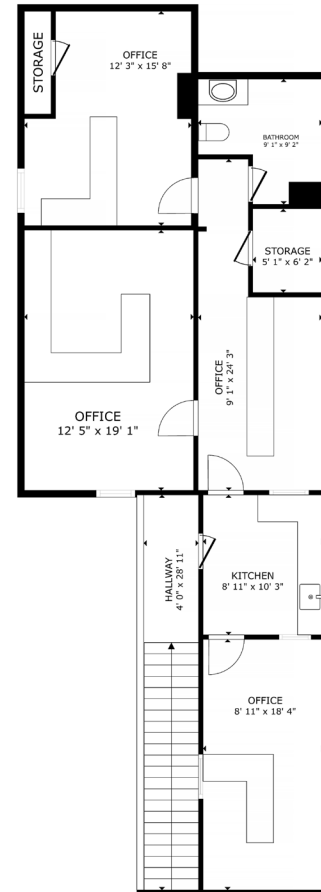


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FLOOR 1



FLOOR 2

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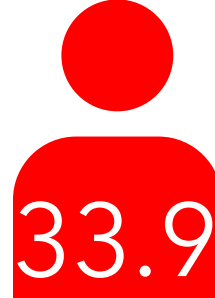
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## DEMOGRAPHICS



268,334  
Population



33.9  
Median Age



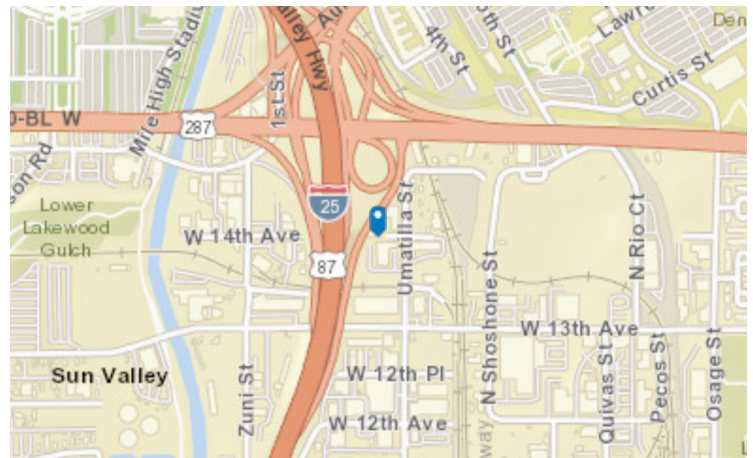
1.9  
Average  
Household Size



\$98,648  
Median Household  
Income

## TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
W 14th Ave Pkwy	5,026	0.1
W 14th Ave Pkwy	13,930	0.1
I- 25	12,663	0.1
Zuni St	465	0.1
I- 25	6,514	0.1



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