

2531 | **W 62ND CT**
DENVER, CO 80221

INDUSTRIAL W/ YARD • LEASE RATE
\$15/SF + NNN



UP TO 8,764 SF AVAILABLE
DIVISIBLE DOWN TO 1,316 SF



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PROPERTY HIGHLIGHTS

Lease Rate:	\$15/SF+NNN
NNN Expenses:	\$6.54/SF
Available SF:	1,316 - 8,764 SF
Lot Size:	1.2 Acres
Year Built:	2002
Zoning:	PUD
Drive-In Doors (Potential Drive Through):	13 - 14' x 10' 9 - 7' x 10'
Sprinklered:	Yes

PROPERTY DESCRIPTION

The Denver Infill Specialists of Unique Properties, Inc. are pleased to present this multi-tenanted industrial building for lease, offering an excellent opportunity for businesses seeking flexible space in a prime location. Built in 2002, this steel/cinder block building with a metal roof provides versatility for a range of tenants. The entire building is available for lease or can be demised into single, double, or triple bay units to suit various needs. With easy access to Federal Blvd, I-76, and I-25, this property is ideally located for businesses looking for convenient transportation and logistics solutions.

- Located within and Enterprise Zone
- Twenty-two (22) drive in doors - potential drive through capability (13 - 14'x10' doors) (9 - 7'x10' doors)
- Building is Sprinklered
- PUD Zoning Link: <https://acrobat.adobe.com/link/review?uri=urn:aaid:scds:US:04c4f81c-0e0a-3fdf-acb4-6b4533649c9e>



LEASE SPACES

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	3-5 Years
Total Space:	17,350 SF	Lease Rate:	\$15.00 SF/yr

AVAILABLE SPACES

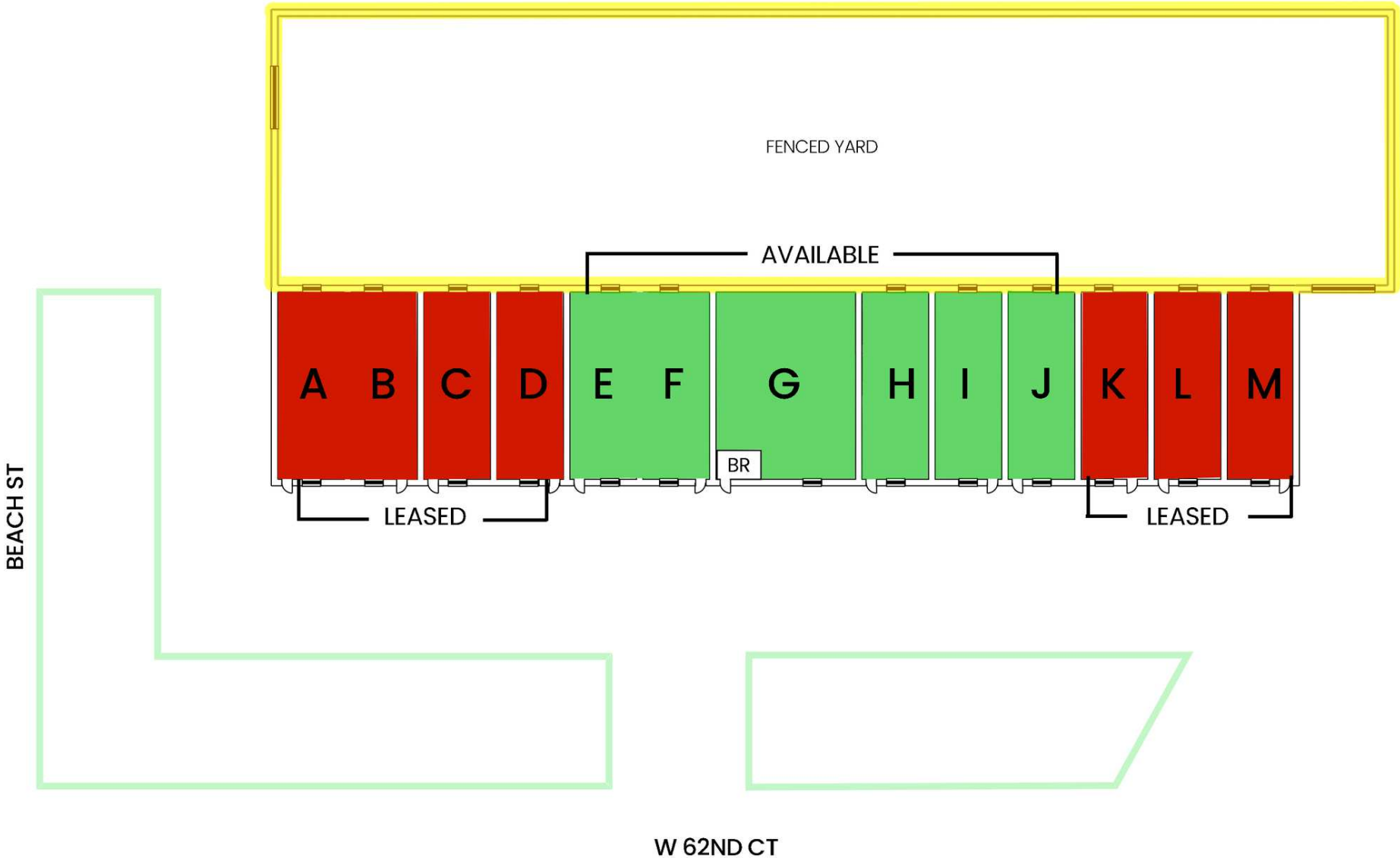
SUITE	STATUS	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit A & B	Leased	2,632 SF	NNN	-
Unit C	Leased	1,316 SF	NNN	-
Unit D	Leased	1,316 SF	NNN	-
Unit E & F	Available	2,632 SF	NNN	\$15.00 SF/yr
Unit G	Available	2,052 SF	NNN	\$15.00 SF/yr
Unit H	Available	1,360 SF	NNN	\$15.00 SF/yr
Unit I	Available	1,360 SF	NNN	\$15.00 SF/yr
Unit J	Available	1,360 SF	NNN	\$15.00 SF/yr
Unit K	Leased	1,040 SF	NNN	-
Unit L	Leased	1,040 SF	NNN	-
Unit M	Leased	1,240 SF	NNN	-

SINGLE TENANT LAYOUT



Entire Building Available

SPACE AVAILABILITY



LOCATION MAP

