

FOR SALE OR LEASE

Flex Industrial & Warehouse

2401 S DELAWARE ST

Denver, CO 80223

PRICE REDUCED

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$8.00 SF/yr (NNN)
SALE PRICE:	\$4,695,000
AVAILABLE SF:	5,400 - 31,357 SF
LOT SIZE:	48,864 SF
BUILDING SIZE:	31,357 SF

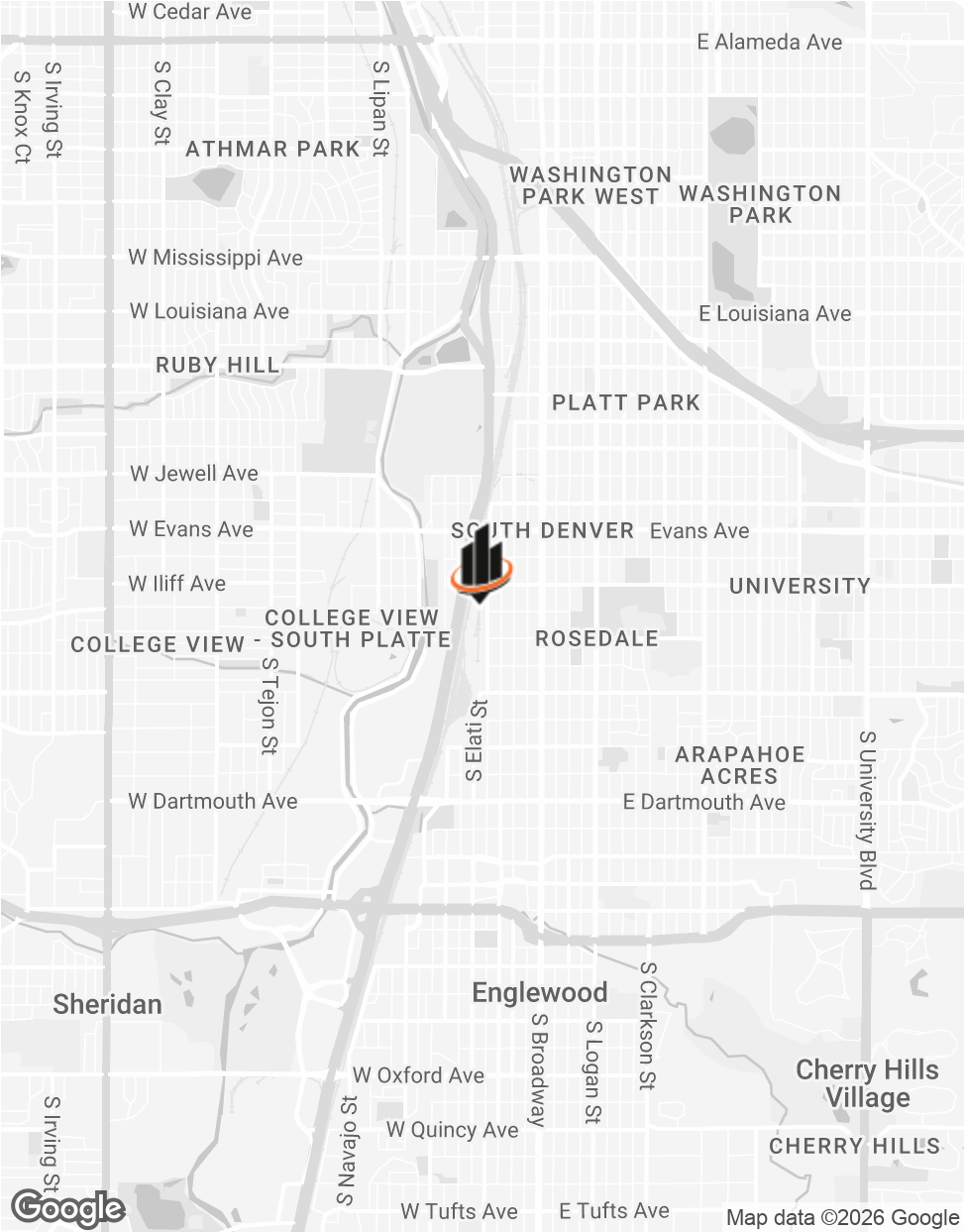
PROPERTY DESCRIPTION

Presenting a prime industrial opportunity designed for flexible use at 2401 S Delaware St, Denver, CO. This expansive property features multiple buildings and warehouses with large bay doors, ideal for seamless operations and logistical efficiency. Boasting an additional area of office space with a kitchenette, open work areas, and private offices, it offers a versatile layout to accommodate diverse business needs. With high ceilings and a small yard for storage, this property provides the perfect combination of functionality and convenience, making it an attractive prospect for industrial businesses and investors seeking adaptable spaces in a strategic location.

PROPERTY HIGHLIGHTS

- 31,357 SF industrial/flex building
- 5,400 - 31,357 SF Spaces for lease (Demisable for Lease)
- Large Bay Doors | Loading docks | High ceilings
- Easy access to East facing Bay door
- Zoned I-MX-3
- Strategic Denver location
- Ample parking for employees along the North and East facing walls
- Small yard for additional storage
- Office space with kitchenette, private offices and open work areas
- 3 Phase Power

LOCATION MAP



TENANT PROFILE



JANES CLASSIC GARGAGE

- Janes Garage specializes in Broncos and Classics, but is open to any vehicles for repairs. A shop that offers honesty, affordability, and quality under one roof.
- Janes Garage occupies the 7,000 square foot warehouse space on the south end of the property.
- The Lease includes a Landlord Buyout option.
- The Lease includes two (2) options to extend for five (5) years.



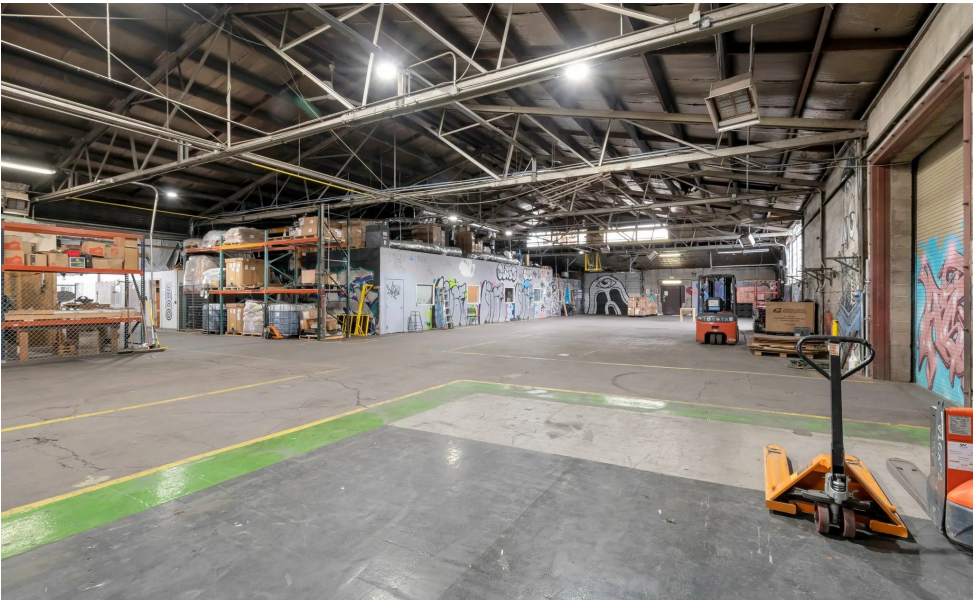
18,957 SF FLEX SPACE

SPACE SIZE	18,957 SF
MIN-MAX SPACE AVAILABLE	18,957 - 24,357 SF
LEASE RATE:	\$8 SF/YR
LEASE TYPE:	NNN
DATE AVAILABLE:	Immediate Move In



FLEX SPACE HIGHLIGHTS

- 6000 SF of office with kitchenette, AC, private offices, communal office space for cubicles, and conference room.
- Roughly 13000 SF of Warehouse.
- 3 Phase power
- Large Bay doors on all 4 sides.
- South side access to loading dock.
- Overhead gas heaters in Warehouse areas.
- Ample parking along N and E sides of space.
- Ceiling Height: 14 feet



5,400 SF WAREHOUSE SPACE

SPACE SIZE	5,400 SF
MIN-MAX SPACE AVAILABLE	5,400 SF - 24,357 SF
LEASE RATE:	\$8 SF/YR
LEASE TYPE:	NNN
DATE AVAILABLE:	Immediate Move In



WAREHOUSE SPACE HIGHLIGHTS

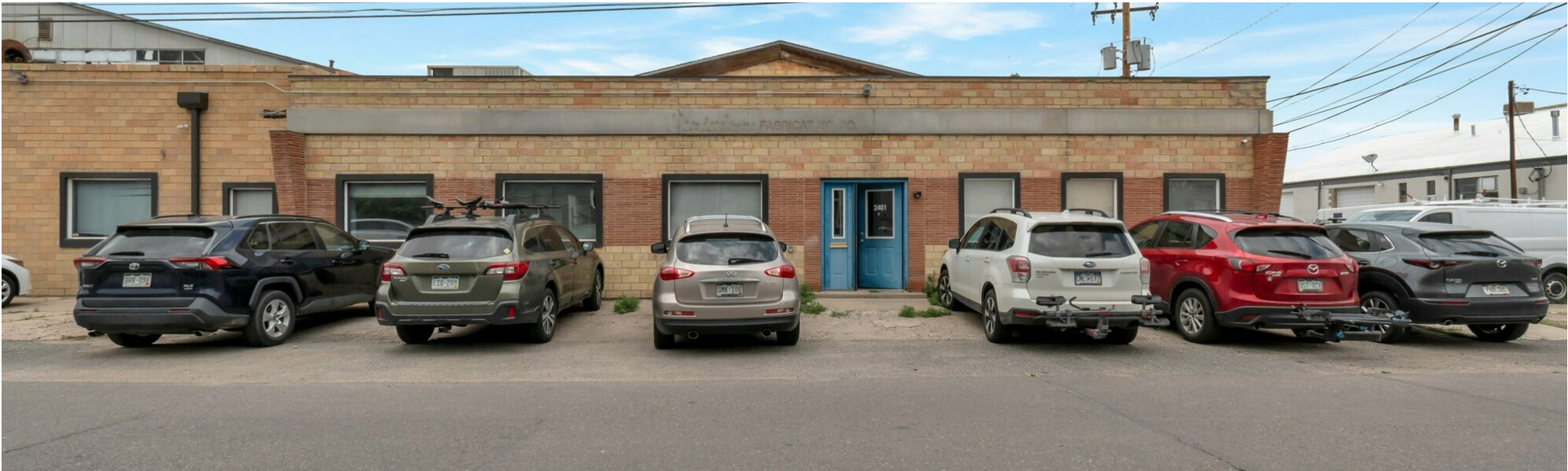
- 3 phase power
- 100% warehouse
- Large bay door with loading dock access
- Pre-plumbed for new bathrooms
- ceiling height: 13 feet
- Overhead gas heaters



RETAILER MAP



ADDITIONAL EXTERIOR PHOTOS



ADDITIONAL INTERIOR PHOTOS

