



7,000 - 14,000 SF Industrial Warehouse

SUBLEASE RATE: \$9.25/SF (NNN)

PROPERTY OVERVIEW

Available SF:	2626 S Zuni St:	7,000 SF (790 SF Office)
	2628 S Zuni St:	7,000 SF (240 SF Office)
		14,000 SF Total
Building Size:		42,000 SF
Lease Expiration:		12/31/2027
Loading:		Dock High & Drive In
OpEx (2025)		\$3.85/SF
Clear Height:		18'10"
Year Built:		1965
Sprinklers:		Yes, wet system
Zoning:		I-1

SPACE FEATURES

- West facing loading / warehouse skylights
- Each Space has one (1) Dock High and one (1) Drive In

For more information, please contact:

CRAIG MYLES, SIOR

Vice President

303.570.9641

CMyles@PinnacleREA.com

JOE OWSTON

Associate Advisor

720.780.5829

JOwston@PinnacleREA.com

RC MYLES, CCIM, SIOR

President

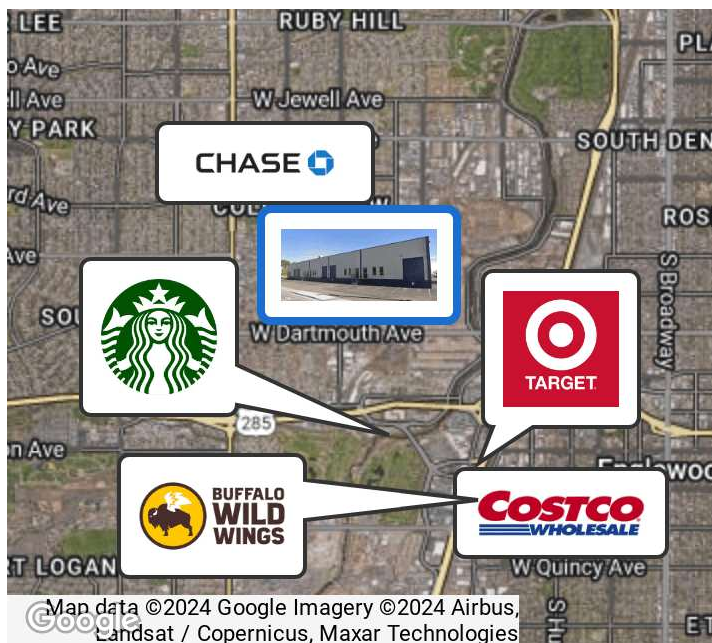
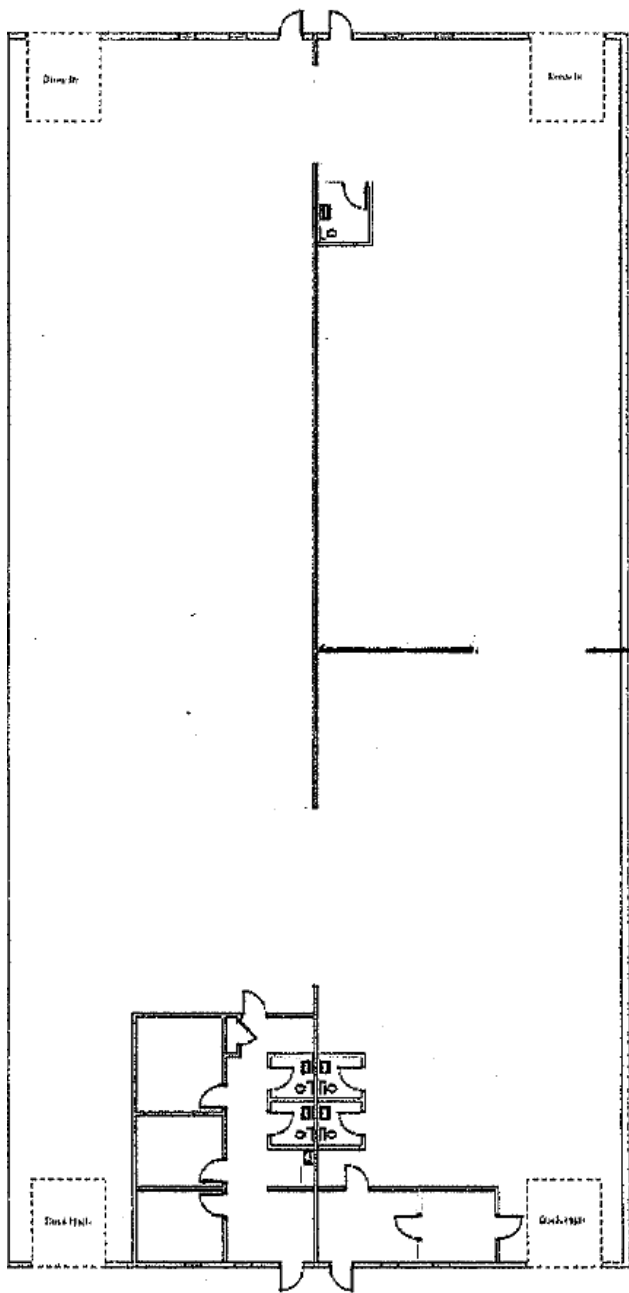
303.947.7850

RCMyles@PinnacleREA.com

Pinnacle Real Estate Advisors

One Broadway Suite A300 Denver, CO 80203

303.962.9555 | www.pinnaclearea.com



For more information, please contact:

CRAIG MYLES, SIOR

Vice President

303.570.9641

CMyles@PinnacleREA.com

JOE OWSTON

Associate Advisor

720.780.5829

JOwston@PinnacleREA.com

RC MYLES, CCIM, SIOR

President

303.947.7850

RCMyles@PinnacleREA.com

Pinnacle Real Estate Advisors

One Broadway Suite A300 | Denver, CO 80203 | 303.962.9555 | www.pinnaclearea.com