

Availability:
76,663sf @ \$5/sf NNN*

NNN's = \$2.40/SF, As of 3/17/25



IMPORTANT FEATURES:

- I-B ZONED
- 4 DOCK HIGH, WITH OVERSIZED DRIVE IN DOORS
- 22' CEILING HEIGHT
- 2 STORY OFFICE
- ENTERPRISE ZONE
- SMALL FENCED YARD
- 1000 AMPS, 208 VOLTS, 3 PHASE (STV)
- ORDINARY HAZARD SPRINKLER SYSTEM

PROPERTY DESCRIPTION:

LOCATED IN NORTHEAST DENVER, THIS MASONRY BUILDING SUITABLE FOR MANUFACTURING, SALES, SERVICE, AND DISTRIBUTION USES.

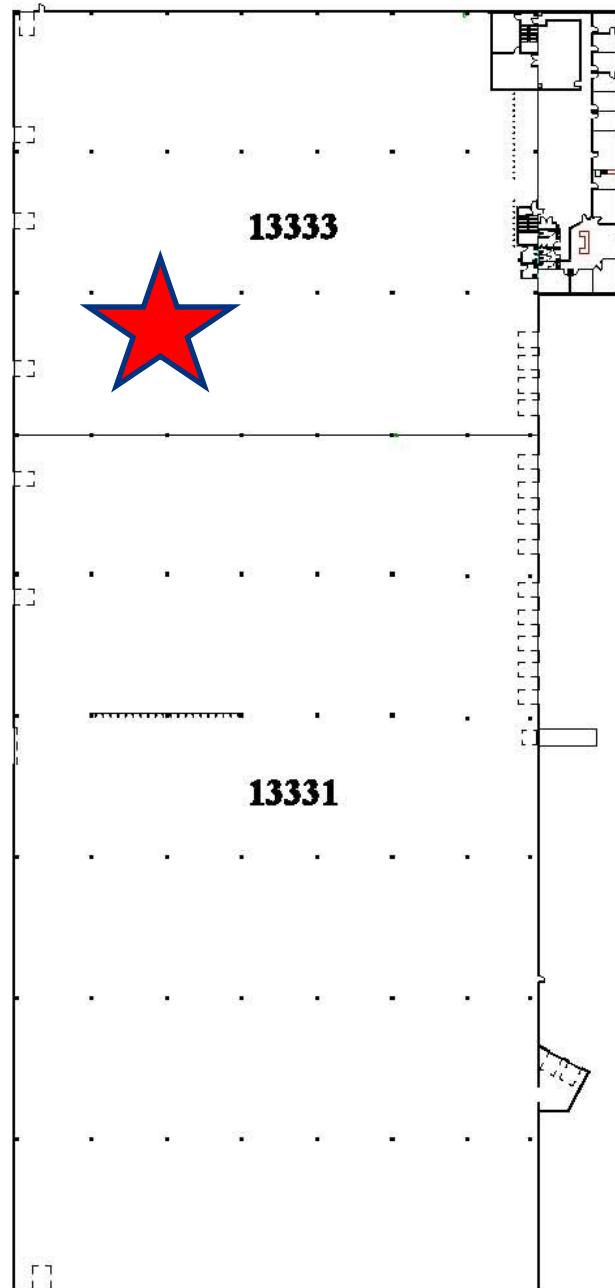
MICHAEL BLOOM
REALTY COMPANY



13333 East 37th Ave.
Denver, Colorado

M B R C

13331 & 13333 East 37th



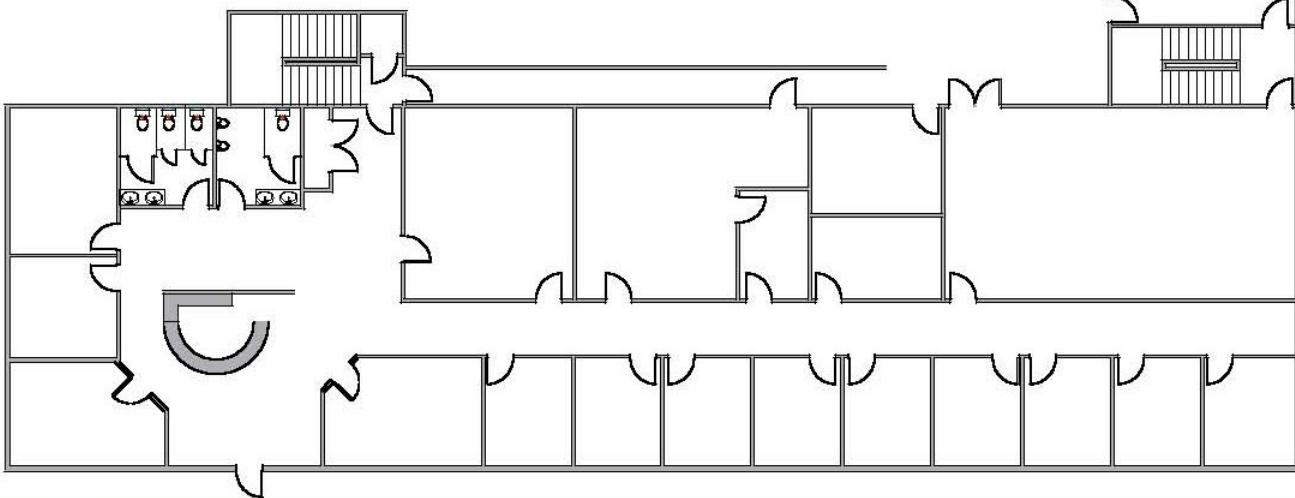
Brokerage Disclosure



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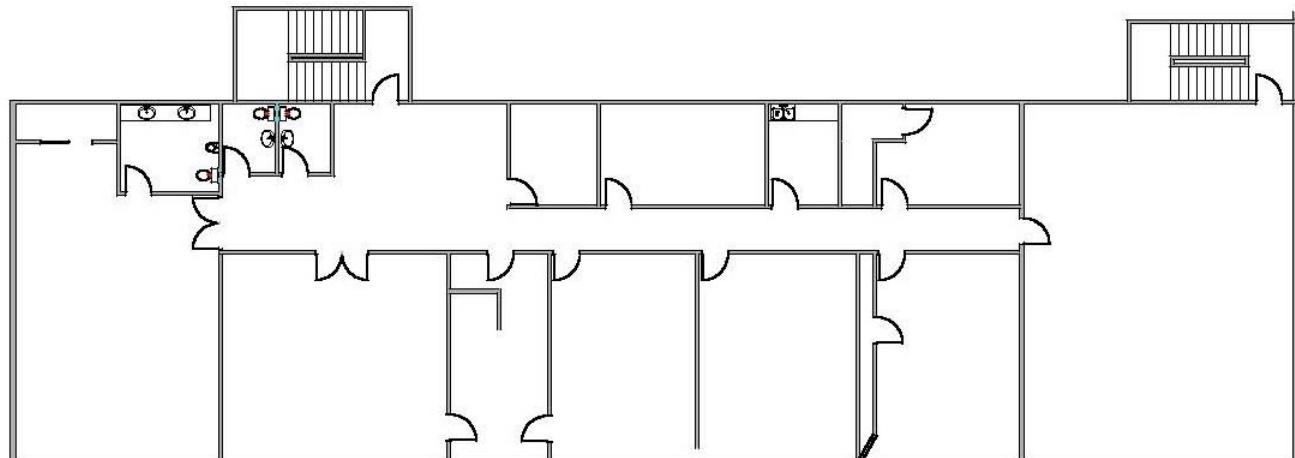
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2 **First Floor Office Plan**
Scale: 1" = 20 ft 5,846 sf



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2 **2nd Floor Office Plan**
Scale: 1" = 20 ft 5,846 sf