

FOR LEASE

2590 West 2nd Ave. Units 24 & 25

DENVER, COLORADO 80219



Industrial Space For Lease: Up to 9,273 SF (Divisible)
Great Central Location



FOR LEASE

2590 West 2nd Avenue, Units 24 & 25

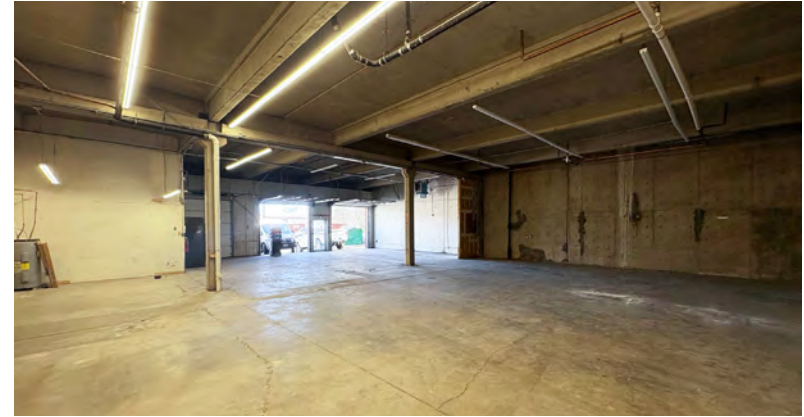
Denver, Colorado 80219



Lease Rate: Contact Broker for Pricing
OpEx (2025): \$5.69/SF (2026)

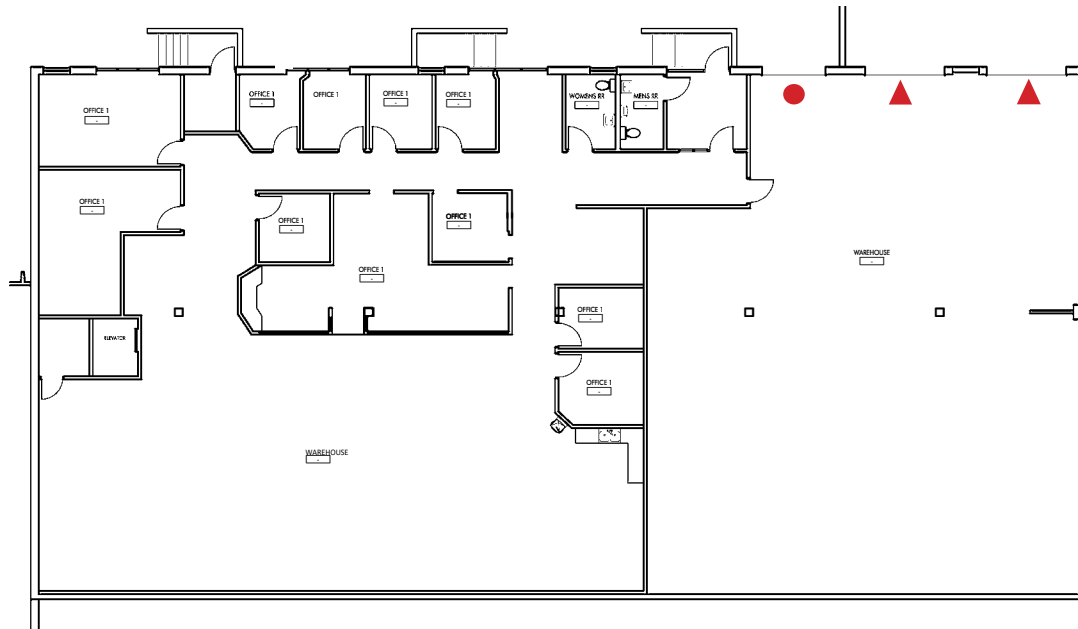
Building Features

Available Space:	Warehouse: 5,658 SF Office: 3,615 SF Total 9,273 SF
Loading:	1 Dock-high door 2 Drive-in doors
Year Built:	1968
Clear Height:	14'
Zoning:	I-A, UO-2



Floor Plan

Unit 24 & 25 | 9,273 SF



Please note: LOWER LEVEL AS BUILT to scale.
SCALE: 1/16"=1'-0"

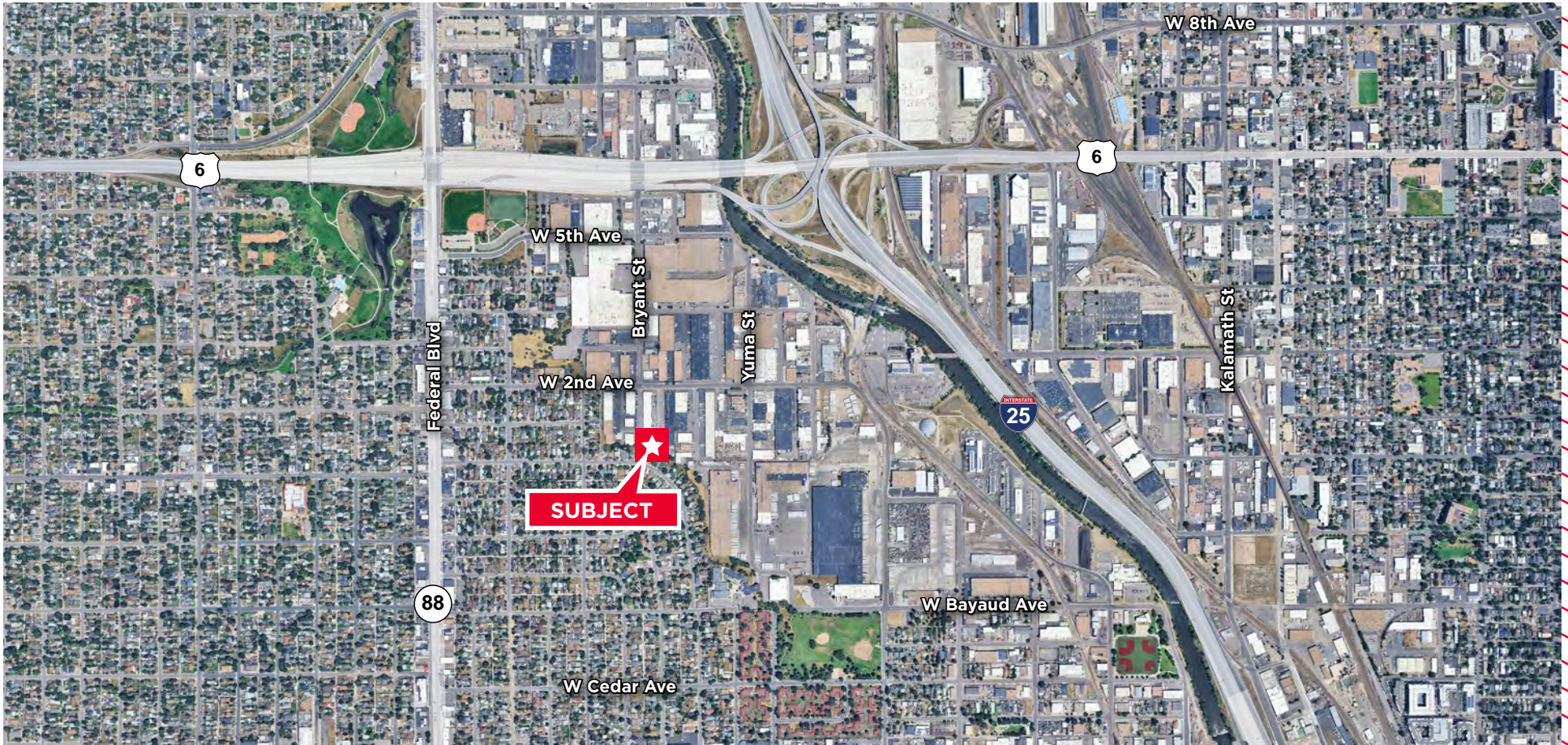
FLOOR PLAN

DRAWING NO: ASB-2

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