



# Single Tenant Central Building for Lease

2737 W 2nd Avenue | Denver, CO 80219



## Property Facts

Building SF	±6,448 SF
Office SF	±2,240 SF
Zoning	I-MX-3
Clear Height	13'
Power	(TBV)
Loading	Dock High and Drive-In
City / County	Denver / Denver
OpEx	\$5.21/SF (2026 Est.)
Parking	12 Parking Spaces
Available	Immediately
Lease Rate	Contact Broker

## Central Freestanding Warehouse with Dock & Drive-In ±6,448 SF Available

### Property Highlights

- 6,448 SF of functional warehouse on a 0.24-acre lot
- Prime South Central Denver location with excellent accessibility
- Close proximity to major arterials such as 6th Avenue and I-25
- Single tenant, freestanding industrial warehouse
- Existing office space, ready for immediate use
- Ample parking and loading areas for trucks and employee vehicles

For Lease Information, please contact:

**Buzz Miller**  
buzz.miller@streamrealty.com  
T 303.957.5302

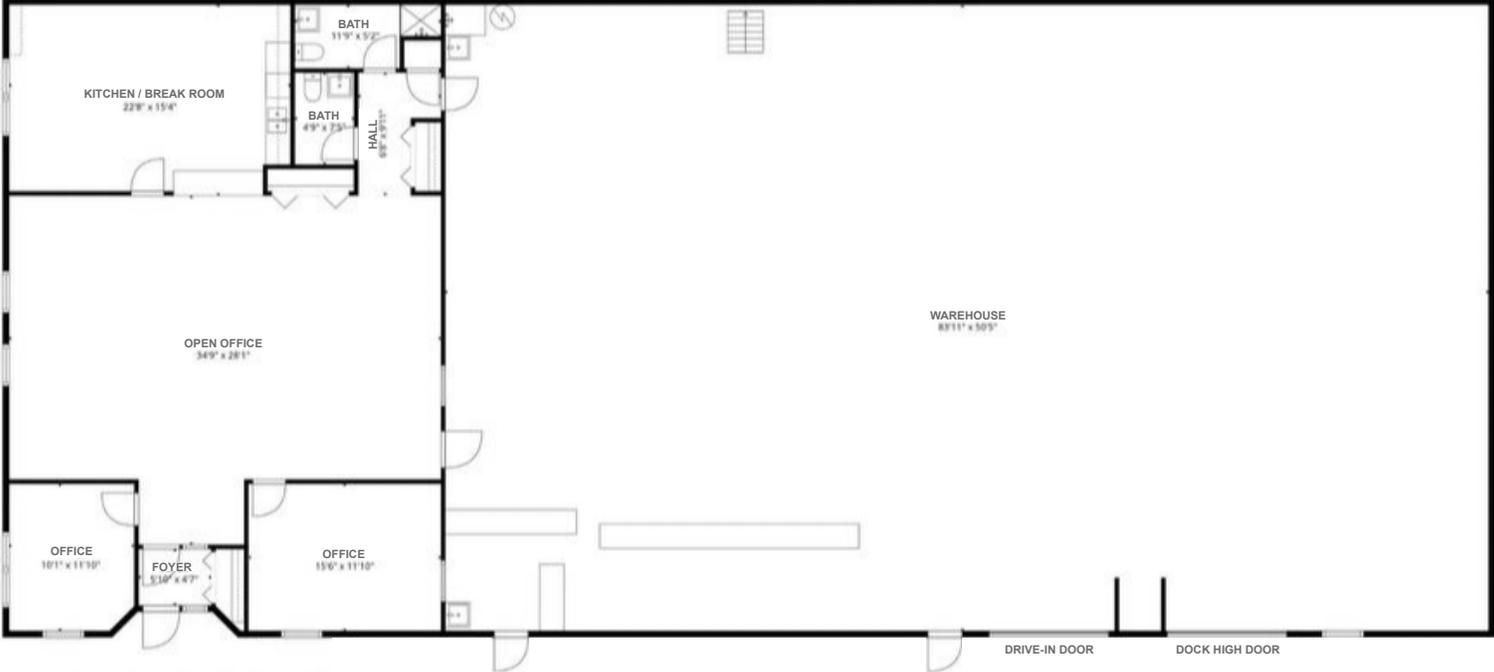
**Blake McVean**  
blake.mcvean@streamrealty.com  
T 303.957.5343

# For Lease



2737 W 2nd Avenue | Denver, CO 80219

## Floor Plan



RENDERING



For Lease Information, please contact:

**Buzz Miller**  
buzz.miller@streamrealty.com  
T 303.957.5302

**Blake McVean**  
blake.mcvean@streamrealty.com  
T 303.957.5343

