



# ZUNI INDUSTRIAL PARK

1330 Zuni, Denver, CO 80204

## FOR LEASE: Industrial

LEASE RATE: \$12.50 SF NNN

AVAILABLE: 1,776 - 10,538 SF

### ZUNI INDUSTRIAL PARK



### DEMOGRAPHICS

	1 Mile	3 Miles
POPULATION	15,481	253,441
HOUSEHOLDS	5,657	120,693
INCOME	\$53,276	\$82,029
TRAFFIC COUNT	I-25 & 13th - 257,000 VPD	



### PROPERTY FEATURES AND CONTACT INFORMATION

- CAMS (2023) = \$5.82 / SF
- Zoning: I-MX-5 / UO-2
- Convenient access to I-25 and 6th Avenue
- New exterior remodel completed in 2021
- Highway visibility
- Drive-in loading

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**J&B BUILDING COMPANY**

8933 E Union Ave #216, Greenwood Village, CO 80111

(303) 741-6343

[www.jandbbuilding.com](http://www.jandbbuilding.com)

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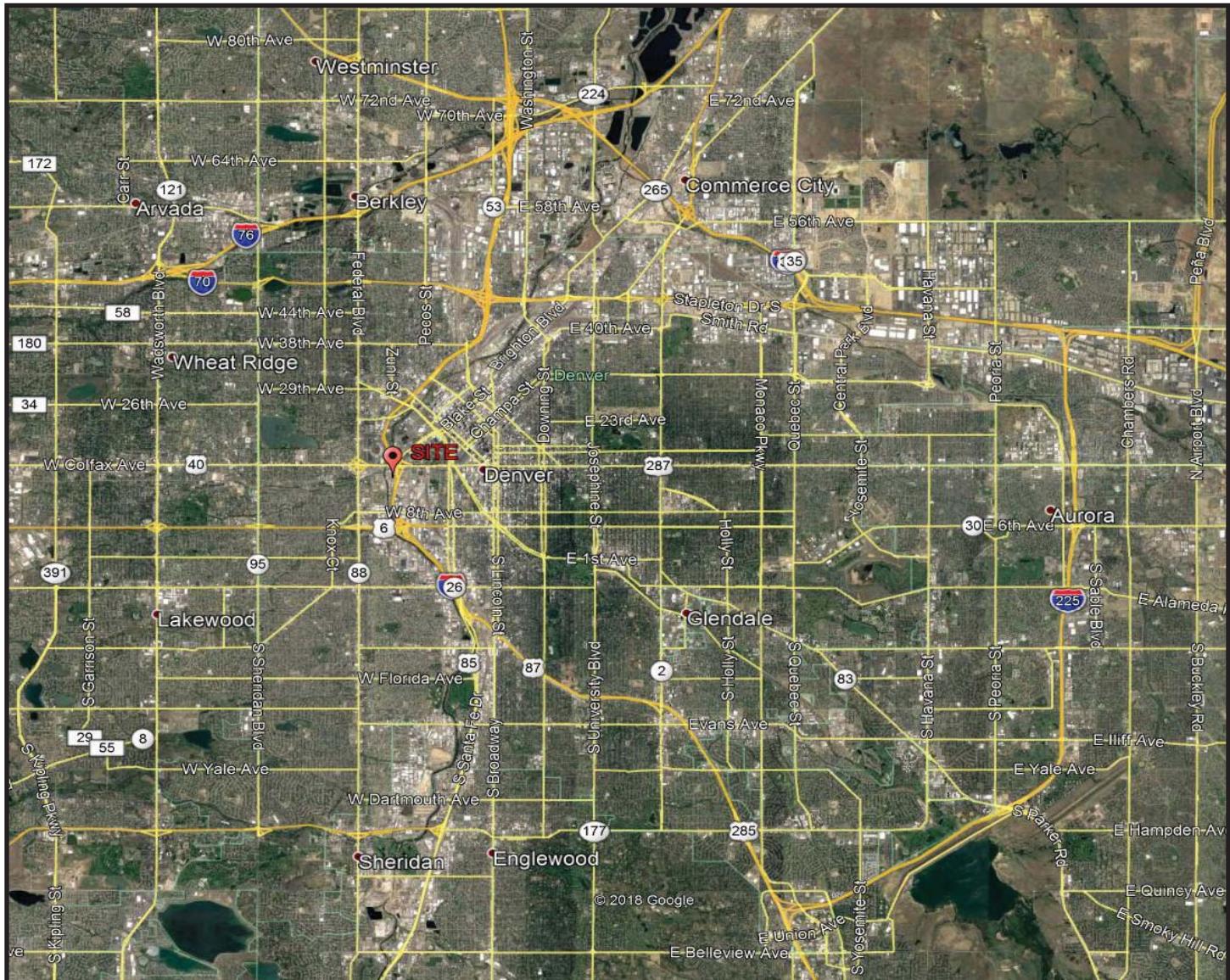
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## AREA MAP



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