

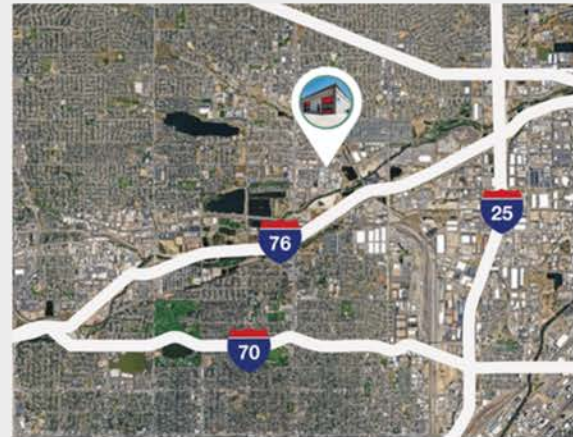
INDUSTRIAL FLEX SPACE FOR LEASE

2597 W. 64TH Ave, Denver CO 80221
64th & Federal



BUILDING INFORMATION

- **AVAILABLE:** October 1, 2025
- **SIZE:** 4500 SF - 23,000 SF Divisible
- **BASE RENT:** \$14 - \$15 / SF NNN
- **2025 NNN:** \$6 / SF
- **MONTHLY RENT:** \$7871 to \$40,250 per month
- **LOADING:** 8 Overhead doors
- **CLEAR HEIGHT:** Minimum of 16'
- **PARKING:** Over 40 fenced spaces
- **POWER:** 3 Phase, 400V, 1,200 AMP (TBV)
- **ZONING:** I-1 / Unincorporated Adams County
Enterprise Zone Incentives

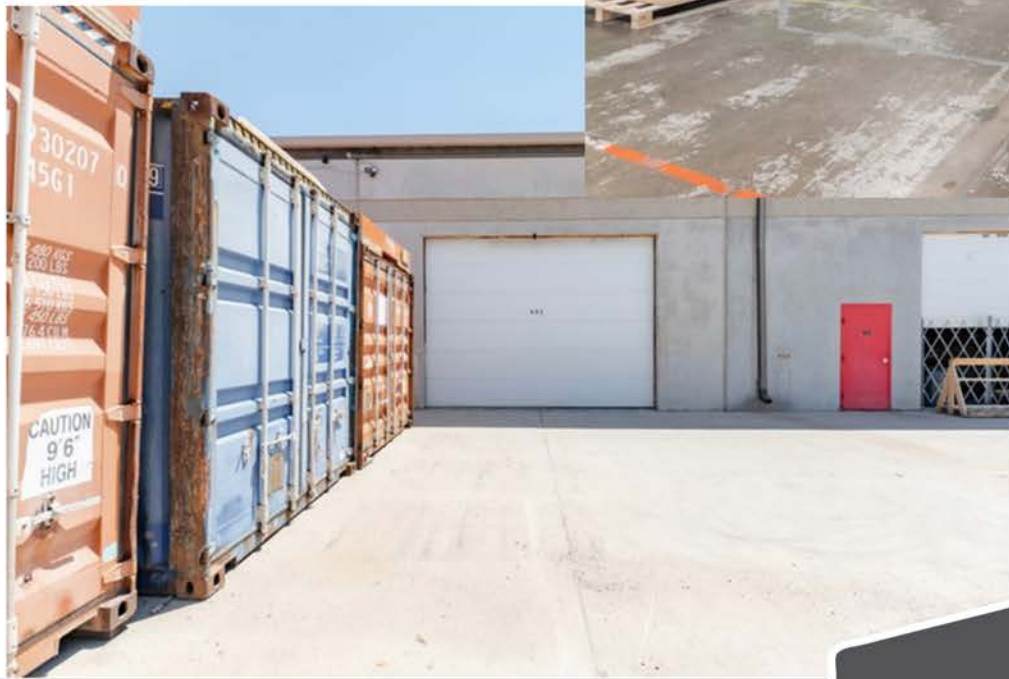


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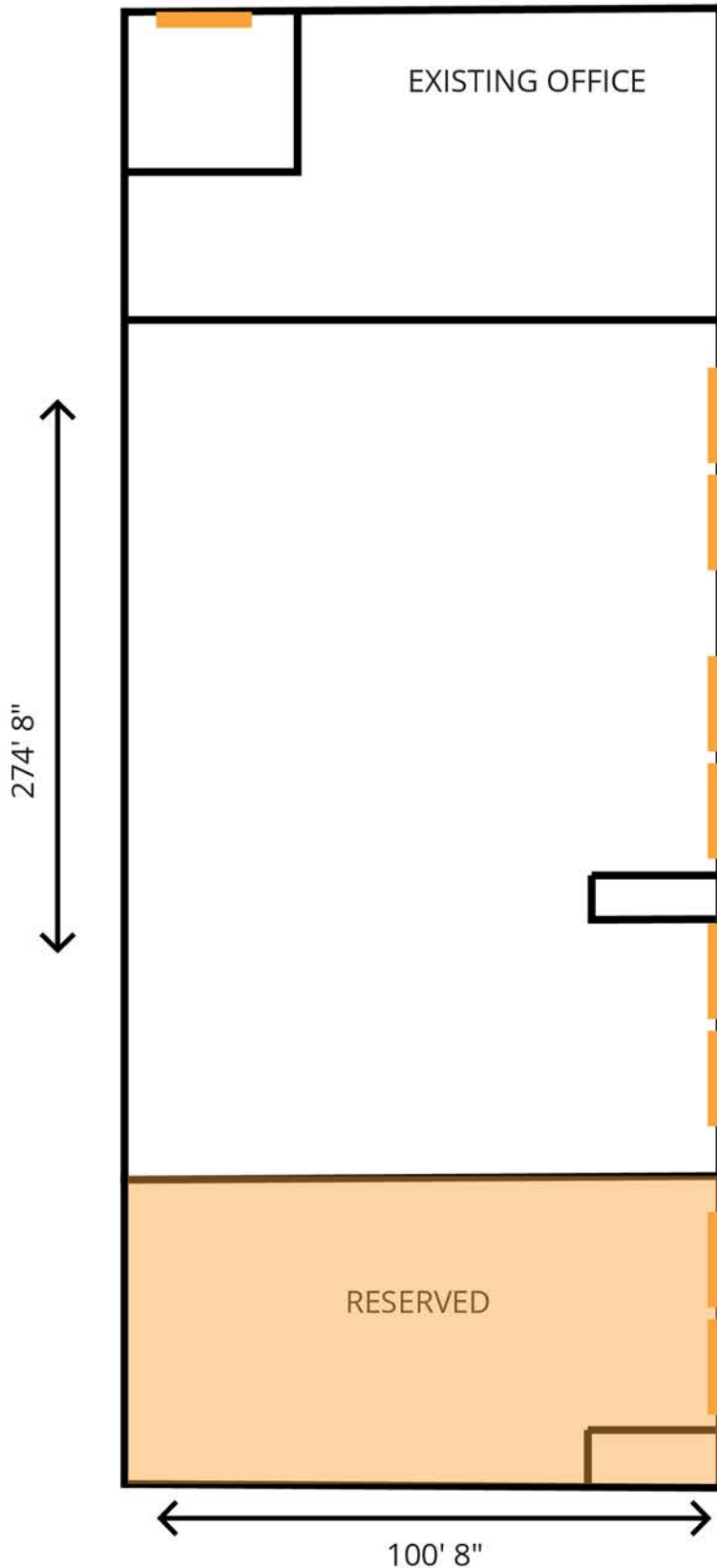
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SALZBERG · CIANCI
AND PARTNERS



PROPERTY IS DIVISIBLE WITH MULTIPLE
MAN DOOR AND OVERHEAD DOOR
CONFIGURATIONS.

8 EXISTING OVERHEAD DOORS
6 MAN DOORS
2 LARGE BATHROOMS IN EXISTING
OFFICE SPACE
2 BATHROOMS IN EXISTING
WAREHOUSE SPACE

EACH DIVISIBLE UNIT WILL HAVE OFFICE
AND BATHROOM

PROPERTY IS DIVISIBLE IN ROUGHLY
50' X 100' INCREMENTS



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