

INDUSTRIAL PROPERTY FOR LEASE

2001 E 74th Ave
Denver, CO 80229



HENRY GROUP
REAL ESTATE

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PROPERTY DESCRIPTION

Henry Group Real Estate is pleased to present for lease a rare small-bay industrial property located at 2001 E 74th Avenue Denver, CO 80229. Each unit has high ceilings, heavy power, office, and a bathroom, ideal for small businesses. Under new ownership and undergoing significant improvements, call the listing agent today to schedule a tour.

LOCATION DESCRIPTION

The property is located in the northeast quadrant of I-25 and I-270, close to major business hubs, industrial centers, and commercial districts. With easy connectivity to I-70, I-76, I-270, US 36, and I-25, the property enables efficient transportation and distribution of goods to both regional and national markets.

PROPERTY HIGHLIGHTS

- 12' x 12' and 14' x 12' Drive-In doors
- Small office and bathroom in each unit
- 18' clear-height great for car lifts and racking
- **\$6.25/SF NNN Expenses**
- **Maximum Contiguous 4,200 SF**

AVAILABLE UNITS

SUITE	SIZE	MONTHLY RENT	AVAILABILITY
Unit B	2,100 SF	\$3,550 SF/Gross	Available Now
Unit F	1,050 SF	\$1,775 SF/Gross	Available Now
Unit H	2,100 SF	\$3,550 SF/Gross	Available Now
Unit J/K*	2,100 SF to 4,200 SF	\$3,550 SF to \$7,100 SF/Gross	1st Quarter 2025
	*Demising wall removed		

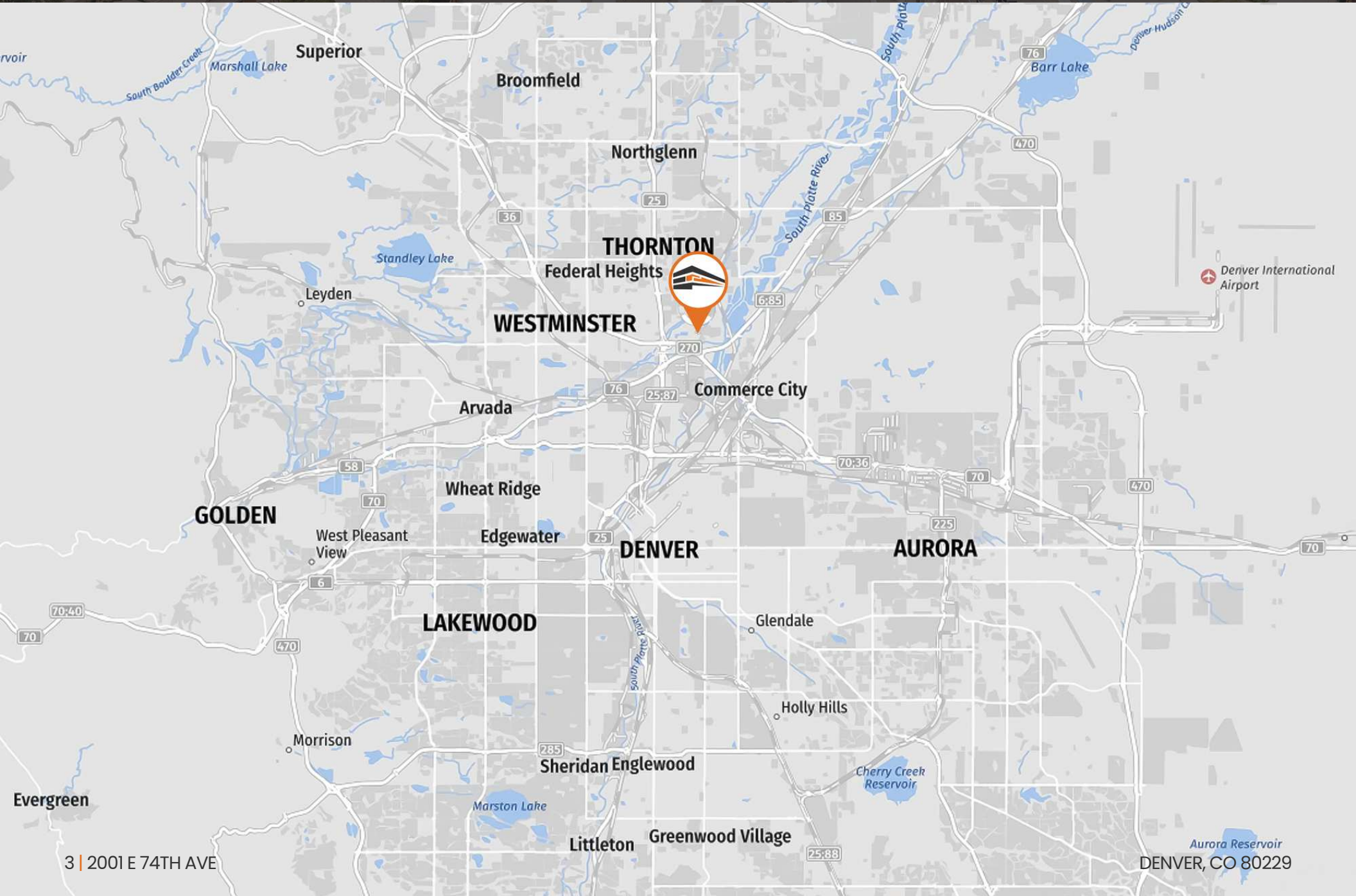


Property Address	2001 E 74th Ave, Denver, CO 80229
Lot Size	2.21 Acres
Building Size	31,500 SF
Clear Height	18'
Loading	12' x 12' and 14' x 12' Drive-In doors
Power	200A 3-Phase (TBV)
Sprinklered	No
Heating	Gas Powered Unit
Year Built	1996
Zoning	I-1



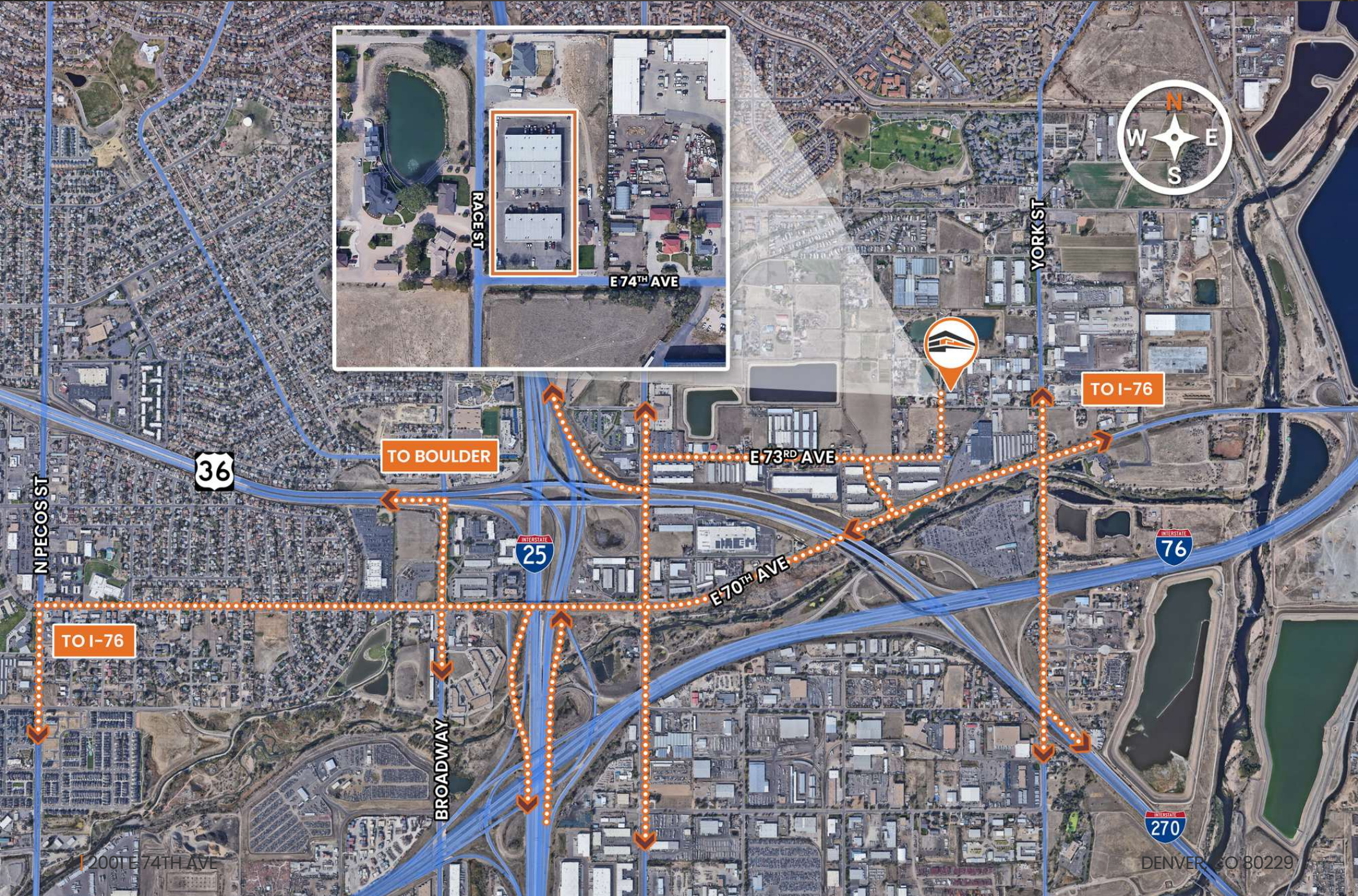
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LOCATION MAP



3 | 2001 E 74TH AVE

Aurora Reservoir
DENVER, CO 80229



TO BOULDER

TO I-76

TO I-76

TO BROADWAY

2001 E 74TH AVE

DENVER, CO 80229

2021 E 74TH AVE

UNIT K VACANT	UNIT J VACANT	UNIT I LEASED	UNIT H VACANT	UNIT G LEASED
UNIT A LEASED	UNIT B LEASED	UNIT C LEASED	UNIT D LEASED	UNIT E LEASED

2001 E 74TH AVE

UNIT A LEASED	UNIT B VACANT	UNIT C LEASED	UNIT D LEASED	UNIT F VACANT
				UNIT E LEASED







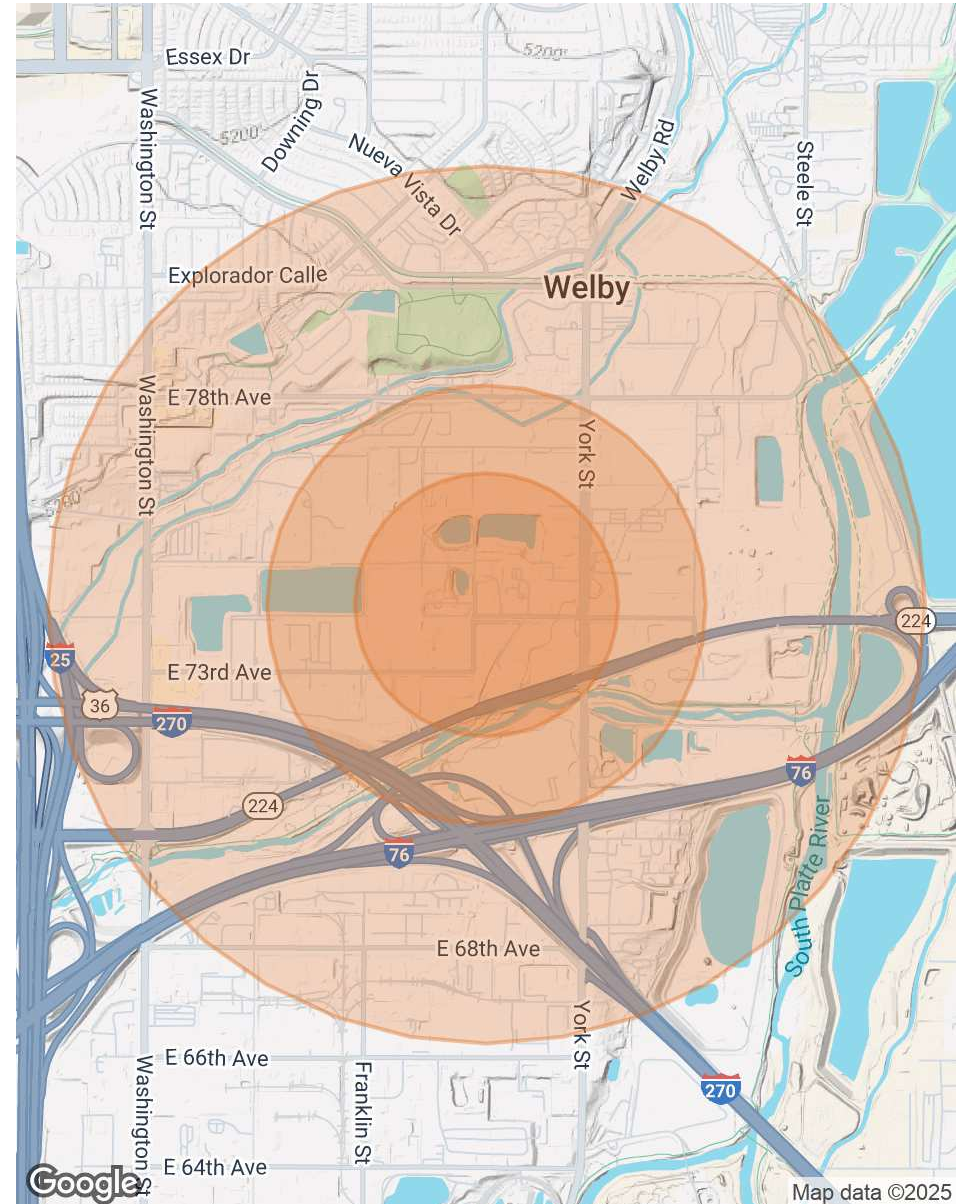
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	200	704	5,586
Average Age	40	38	36
Average Age (Male)	40	38	35
Average Age (Female)	41	39	37

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	71	247	1,968
# of Persons per HH	2.8	2.9	2.8
Average HH Income	\$60,500	\$71,219	\$87,492
Average House Value	\$225,788	\$252,418	\$328,747

Demographics data derived from AlphaMap



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group LLC d/b/a, Henry Group Real Estate in compliance with all applicable fair housing and equal opportunity laws.



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