



FOR LEASE

5,531 - 15,531 SF Office/Warehouse

777 Umatilla St | Denver, CO 80204

RATE REDUCED!



**Dock & Drive In Loading
Fully Temp Controlled**

CONTACT:

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UNIQUE PROPERTIES

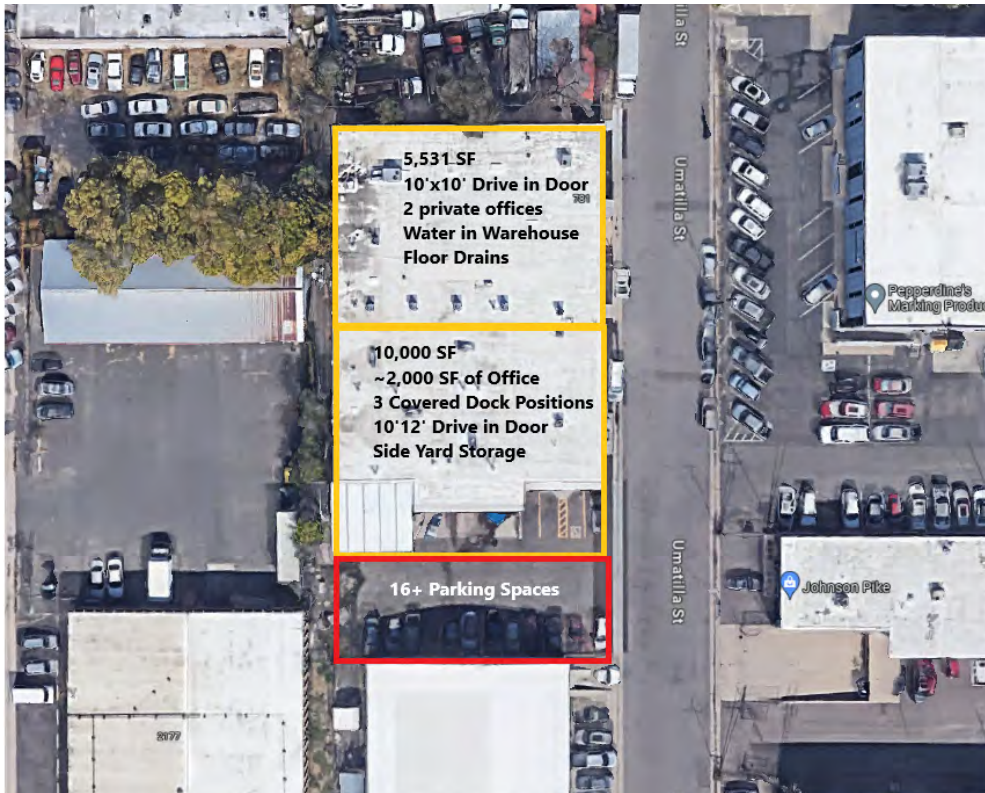
400 S. BROADWAY

DENVER, CO 80209

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OFFERING SUMMARY

Available SF:	5,531 - 15,531 SF \$13/SF
Lease Rate:	\$15 /SF NNN
Est. NNN:	\$4.75/SF
Ceiling Height:	14'
Loading:	2 Dock Doors 3 Dock Positions 2 Drive in Doors
Lot Size:	0.62 Acres
Dock High Doors:	2
Ceiling Height:	14.0 FT
Year Built:	1962
Zoning:	I-A
City/County:	Denver/Denver

PROPERTY OVERVIEW

Extremely well located property directly off the exit at I-25 and 8th Ave. Fenced parking area, recently renovated and fully temperature controlled. Heavy I-A zoning makes this perfect for HVAC, plumbers, electrical contractors, woodworkers, remediation companies, fleet storage landscapers, maintenance, service companies, and much more. Call Greg or Earl to schedule a showing.

PROPERTY HIGHLIGHTS

- 3 sizes available - 5,531 SF, 10,000 SF or the full 15,531 SF
- Excellent Central Location Directly off I-25
- Dock and Drive In Loading
- Fully Temperature Controlled
- Large Fenced Parking Area
- Permissive Industrial Zoning







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