

**2153 S Wabash Street**

Denver, CO 80231

For Lease

**\$14/SF NNN**

25,356 SF Industrial Property



FOR MORE INFORMATION:

**TAYLOR ROY**

949 701 0164

[taylor@malmancre.com](mailto:taylor@malmancre.com)



**MALMAN**  
COMMERCIAL REAL ESTATE

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## Property Facts

<b>Lease Price</b>	<b>\$14/SF NNN</b>
<b>Building Size</b>	<b>25,356 SF</b>
<b>Land Size</b>	<b>52,945 SF</b>
<b>Year Built / Remodeled</b>	<b>1968/2024</b>
<b>Office Space</b>	<b>2,500 SF (Approx)</b>
<b>Warehouse Space</b>	<b>22,856 SF (Approx)</b>
<b>Zoning</b>	<b>I-1</b>
<b>Taxes</b>	<b>\$63,723.87 (2023)</b>
<b>Water Metro District</b>	<b>\$2,397.38</b>

## Highlights

- 8 Dock-high doors and 1 Drive-in door
- 25 ft clear height
- 25,000 SF fenced and paved yard with over 30 parking spaces
- New ownership has installed brand new dock-high doors, fire sprinkler system, and repainted the building.
- Highly desirable industrial location in southwest Denver that is close to major highways.
- Unique, tilt up construction is easy to maintain, and more energy efficient than other industrial construction methods.

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**Cherry Creek**

**E Evans Ave**

**Cherry Creek S Dr**

**E Warren Ave**

**S Valentia St**

**S Wabash St**

**S Yosemite St**

**E Iliff Ave**

**Cherry Creek  
Country Club**

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**POPULATION**

2010 Population  
2023 Population

**1 mile**

???  
???

**3 mile**

???  
???

**5 mile**

???  
???

**INCOME**

Average HHI  
Median HHI

**1 mile**

\$??  
\$??

**3 mile**

\$??  
\$??

**5 mile**

\$??  
\$??



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## Meet the Broker



**Taylor Roy** joined Malman Commercial Real Estate in October 2022. With his previous experience in the residential market, Taylor brings to the firm a strong understanding of the Denver market, detailed and

organized transactional skills, and the ability to meet and exceed his client's requirements. With a focus on investment sales, Taylor provides buyers and sellers with exceptional brokerage services for on and off-market opportunities.

Taylor moved to Colorado in 2009 and holds an Associate's Degree in Business Entrepreneurship from the University of Colorado.



The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been any change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

Neither Owner nor Broker nor any of their respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective buyer,

with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial or environmental conditional of the Property.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Owner has no legal commitment or obligations to any individual or entity reviewing the Marketing Package or making an offer to purchase the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchase of the Property has been fully delivered, and approved by Owner, its legal counsel and any conditions to the Owner's obligations there under have been satisfied or waived.

This Marketing Package and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting this Marketing Package, you unconditionally agree that you will hold and treat the Marketing Package and the Contents in the strictest confidence, that you will not

photocopy or duplicate the Marketing Package or any part thereof, that you will not disclose the Marketing Package or any of the Contents to any other entity (except in the case of a principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by you, if necessary, in your opinion, to assist in your determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker, and that you will not use the Marketing Package or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.

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