



## Newly renovated multi-user warehouse

- Located in the Denver Submarket
- Convenient access to I-25 via West 6th Avenue
- Upgrades include new warehouse unit heaters, new carpet and paint, new ceiling tiles, and new LED lighting
- See page 2 for a complete unit breakdown

<b>Building size</b>	14,000 sf
<b>Available</b>	Unit A - 8,000 sf
<b>Lease rate</b>	\$13.50/sf NNN
<b>NNN</b>	\$4.69/sf
<b>Year built/reno</b>	1959/2025
<b>Zoning</b>	I-1
<b>Power</b>	800 amps (TBV)
<b>Clear height</b>	14'
<b>County</b>	Denver
<b>Parking</b>	14 surface spaces

### Get more information

#### **Dawn McCombs**

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#### **Ryan Almaleh**

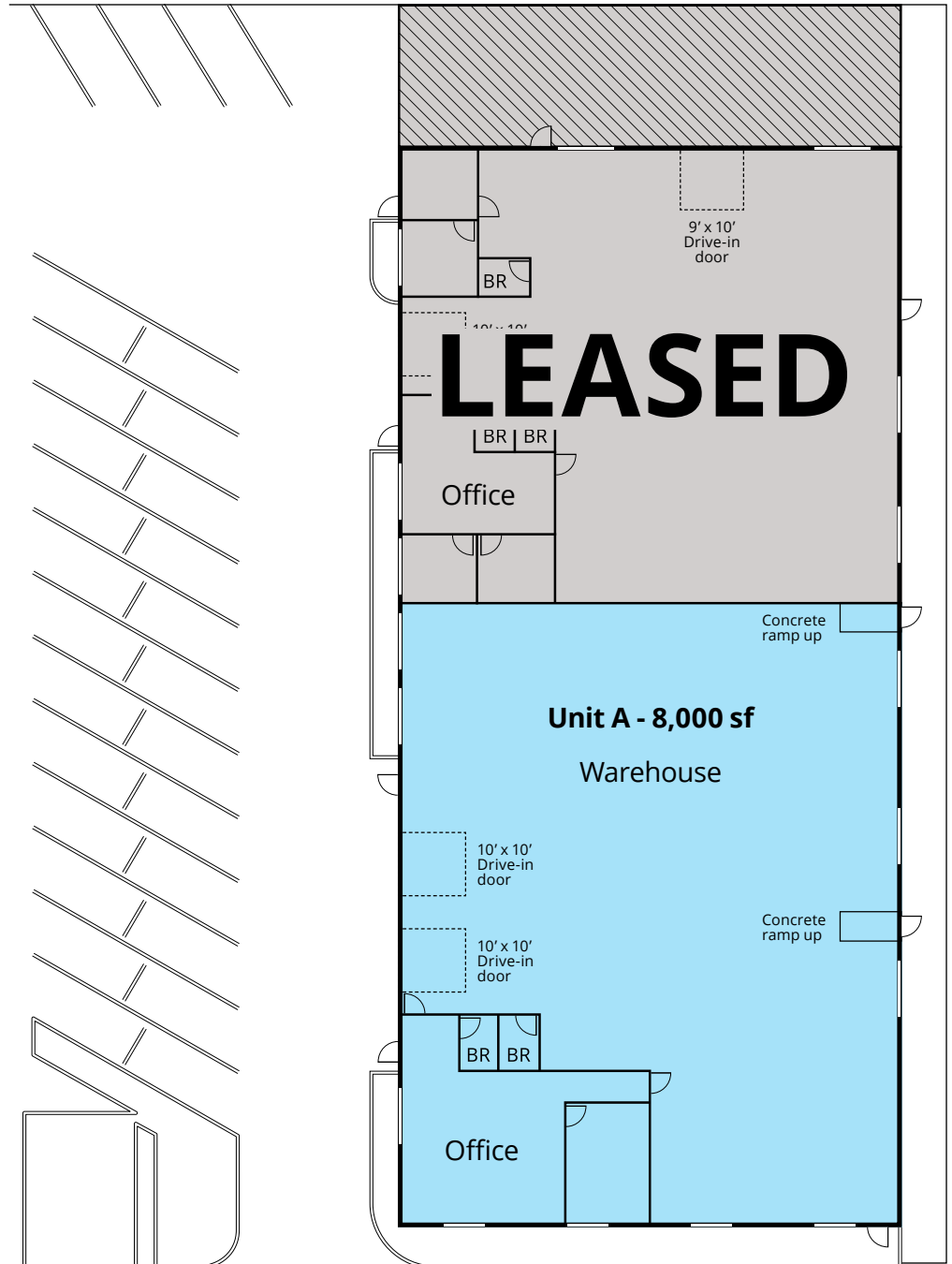
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### Floor plan

#### Available

##### Unit A- 8,000 sf

- Approx. 1,322 sf office
- Approx. 6,678 sf warehouse
- (2) 10x10 drive-in doors
- (1) floor drain
- (8) allocated parking spaces



Sizes and dimensions are approximate, actual may vary.

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information**

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**Unit A – Office and warehouse**

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