



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

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

**Get more
information**

Dawn McCombs

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Ryan Almaleh

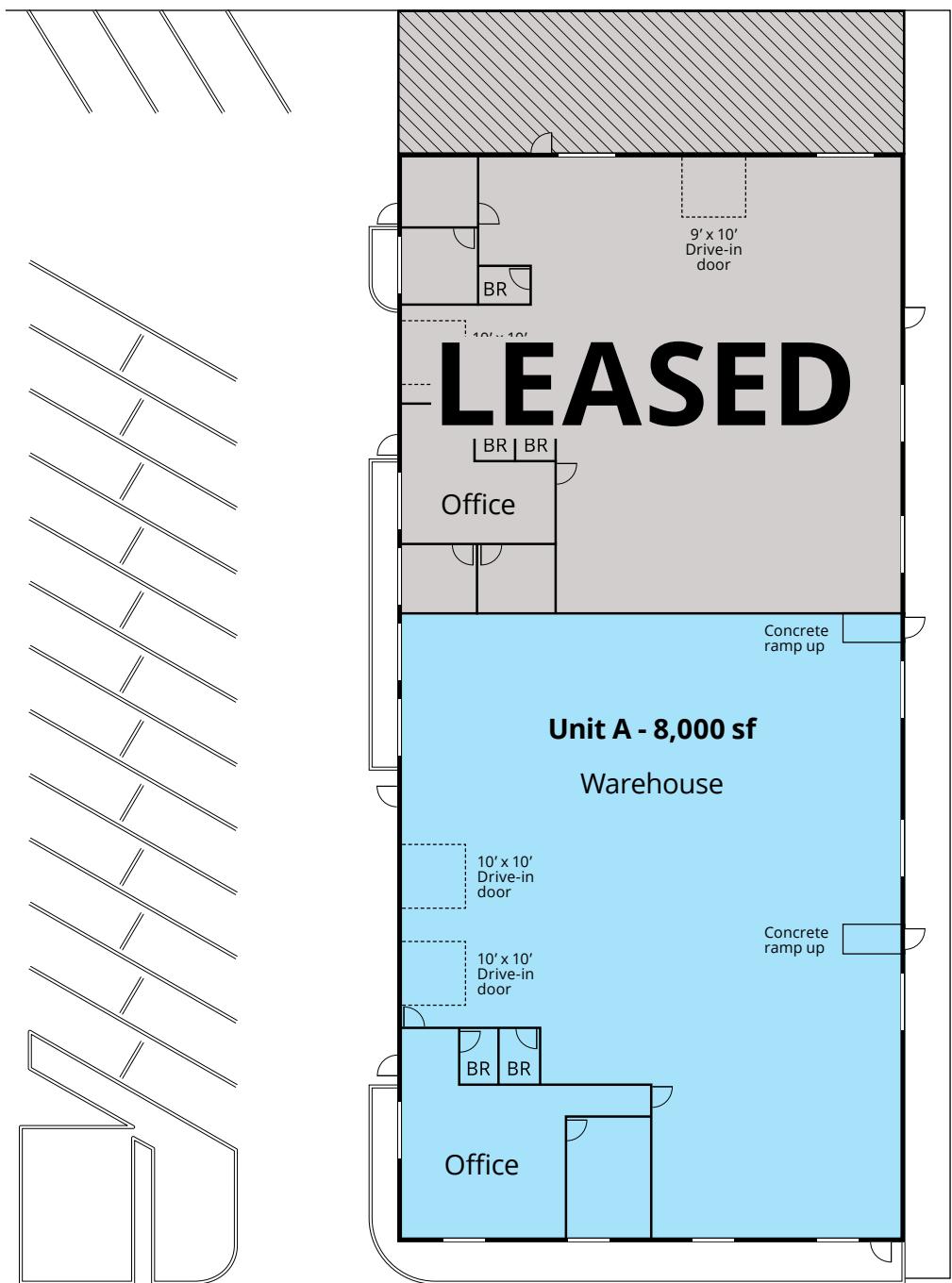
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Floor plan

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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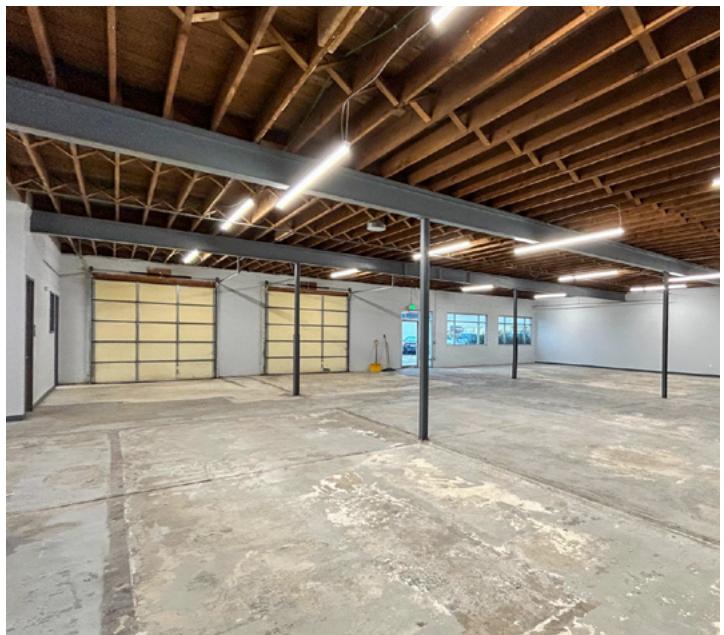
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Unit A - Office and warehouse



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