



5844 Washington Street, Denver, CO

2-4.42 Acres Zoned Industrial At 58th & I-25 For Lease

FOR LEASE

PROPERTY HIGHLIGHTS

- Located within an Opportunity Zone
- Located within an Enterprise Zone
- Extremely central location
- One turn to I-25
- Fully paved site
- Multiple curb cuts
- Existing outdoor lighting
- Up to 557 striped parking spaces

For More Information, Contact:

Russell Gruber | *Industrial Specialist / Owner*
(720) 490-1442
russell@grubercre.com



SITE SIZE:
4.42 ACRES
(DIVISIBLE TO 2 ACRES)

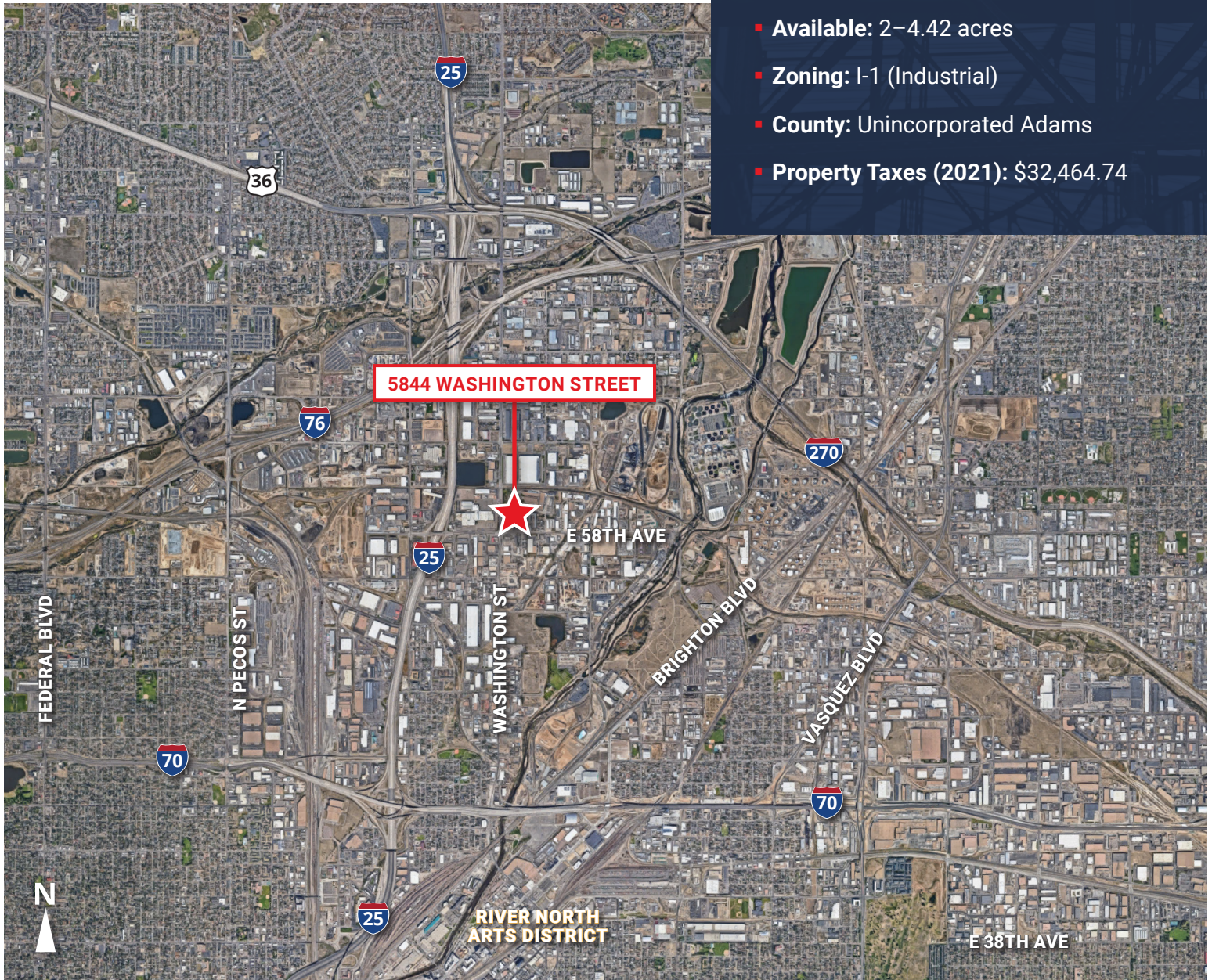
**LEASE RATE: PLEASE CONTACT
BROKER FOR DETAILS**

DRIVE TIMES:

- To the Denver Central Business District: 15 minutes
- To the Denver International Airport: 25 minutes

PROPERTY DETAILS

- Lease Rate: Contact broker for details
- Lease Type: NNN
- Available: 2-4.42 acres
- Zoning: I-1 (Industrial)
- County: Unincorporated Adams
- Property Taxes (2021): \$32,464.74



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