



| | |
|----------------------|-----------------|
| AVAILABLE SF: | 2,050/SF |
| LEASE RATE: | \$10.15/SF |
| LEASE TYPE: | \$4.03/NNN |
| CITY: | Denver |
| COUNTY: | Denver |
| SUBMARKET: | Mid S Central |
| BLDG USE: | Flex/Industrial |
| YR BUILT: | 1984 |
| BLDG SF: | 8,200/SF |
| LOADING: | 4 Drive-In's |
| PARKING: | 1.00/1,000 |
| TENANCY: | Multiple |

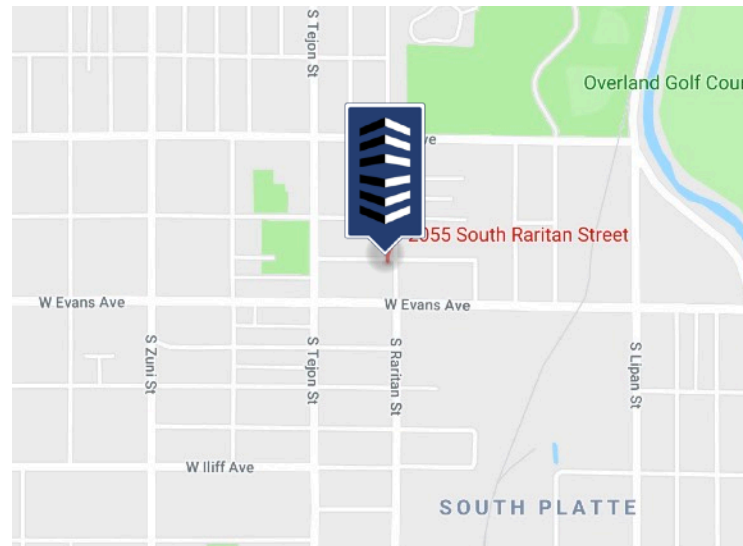
FOR LEASE | FLEX INDUSTRIAL

PROPERTY OVERVIEW

The property is a 8,200 SF multi-tenant industrial warehouse building located at 2055-2065 S Raritan St. The building has been very well-maintained by the landlord and features: 8' to 14' clear height free span warehouse, 10' x 12' Drive in loading, S-CC-3 zoning, 3 phase power, and 5% to 15% office build out. This is a great Central Metro location and there is space available that is 2,050/sf with drive-in loading. The property is well located in Denver's Mid South Central Submarket at South Raritan Street and provides great access to Santa Fe Drive, Hampden Avenue and I-25.

PROPERTY HIGHLIGHTS

- Well Maintained and Updated Property
- Experienced and Responsive, Local Management
- Desirable Central Submarket
- Competitive and Affordable Lease Rates
- Access to Santa Fe Dr via Evans Ave & Raritan St
- Great Central Metro Location For Distribution or Service Company



CONTACT: Scott L Fischer

Senior Broker
O: 303.512.1158
C: 303.882.8622
sfischer@uniqueprop.com

The information contained herein was obtained a sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.