

REDUCED RATE!
\$10.70 SF/YR (NNN)



PRIME INDUSTRIAL WITH COLD STORAGE & DOCK ACCESS

215 S PECOS ST

Denver, CO 80223



AVAILABLE SF

5,570 SF



EXPENSES

\$5.55 PSF



LOT SIZE

17,209 SF

PROPERTY HIGHLIGHTS

- Two dock-high loading bays for seamless shipping and receiving
- Third dock door in the back
- Cold storage ideal for perishable goods, pharmaceuticals, or specialty inventory
- Functional warehouse layout with ample clear height and power



YEAR BUILT

1976



ZONING

I-MX-3



LOADING DOORS

3 DI | 2 DH

PROPERTY DESCRIPTION

This highly functional commercial building is a rare find—offering two dock-high loading doors and on-site cold storage, making it an ideal fit for food distribution, logistics, or temperature-sensitive operations. The layout is designed for efficiency, with excellent access for trucks, streamlined loading/unloading, and flexible space to suit a variety of industrial uses.

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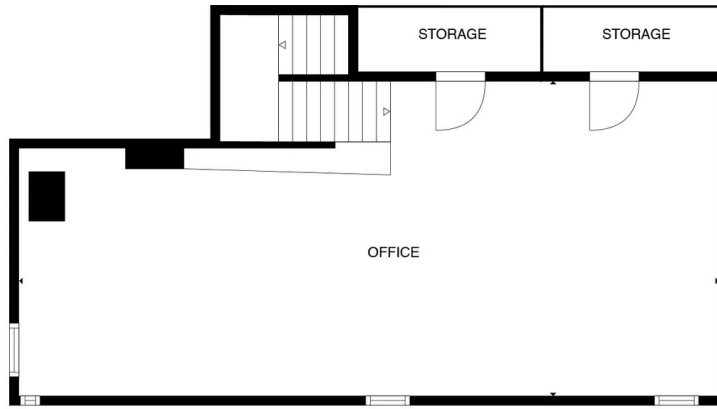
LOCATION MAP



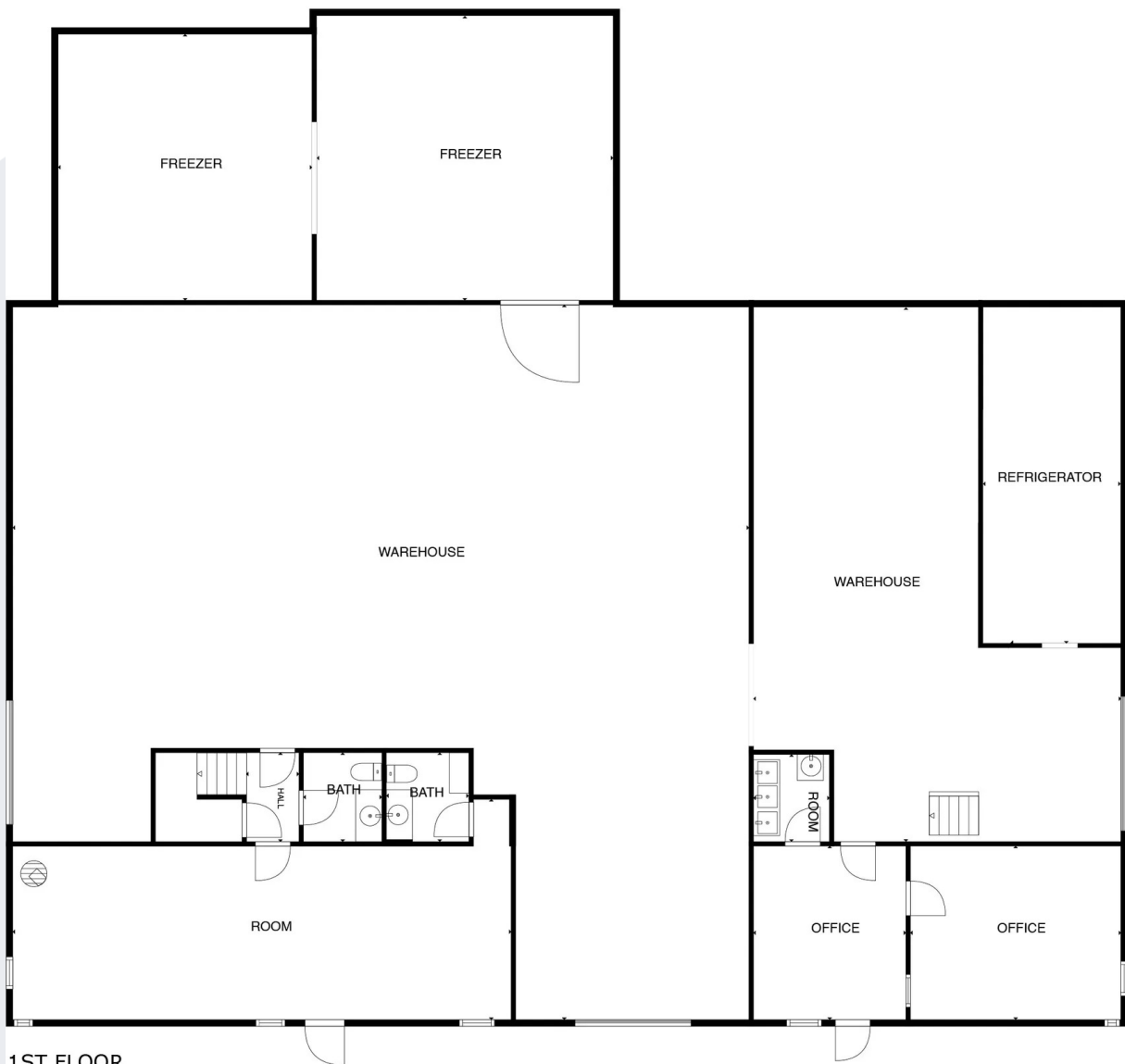
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MADISON COMMERCIAL PROPERTIES

FLOOR PLANS



2ND FLOOR



1ST FLOOR

215 S PECOS STREET
DENVER, CO 80223

FLOOR PLAN MAY HAVE MINOR DISCREPANCIES

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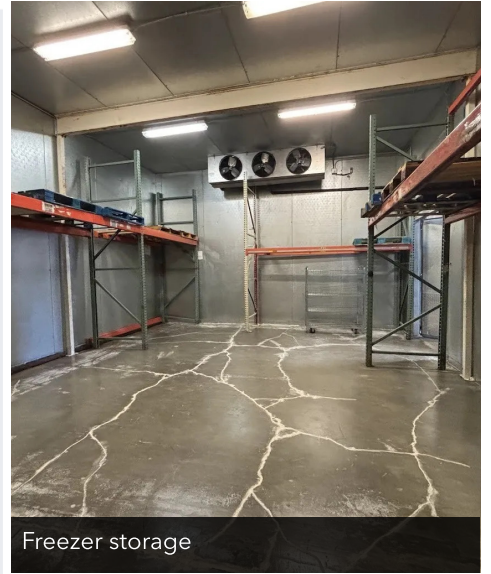
PHOTOS OF BUILDING



Entry / reception



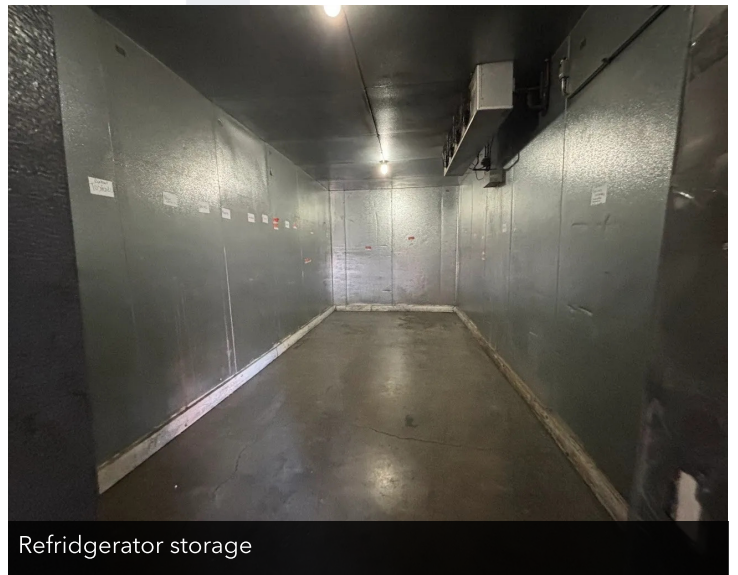
Dry storage / warehouse



Freezer storage



Freezer storage 2



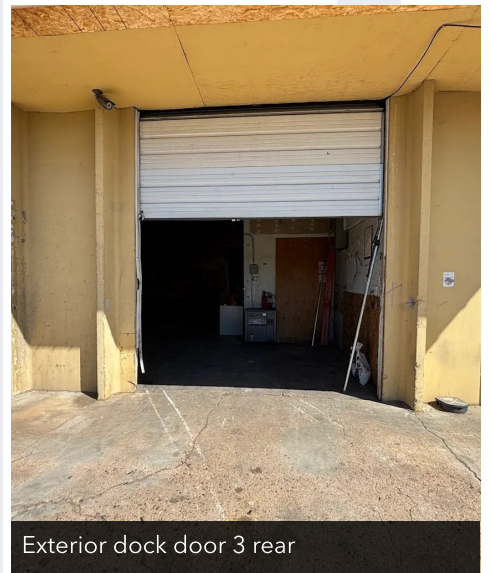
Refridgerator storage



Exterior dock door 1



Exterior dock door 2



Exterior dock door 3 rear

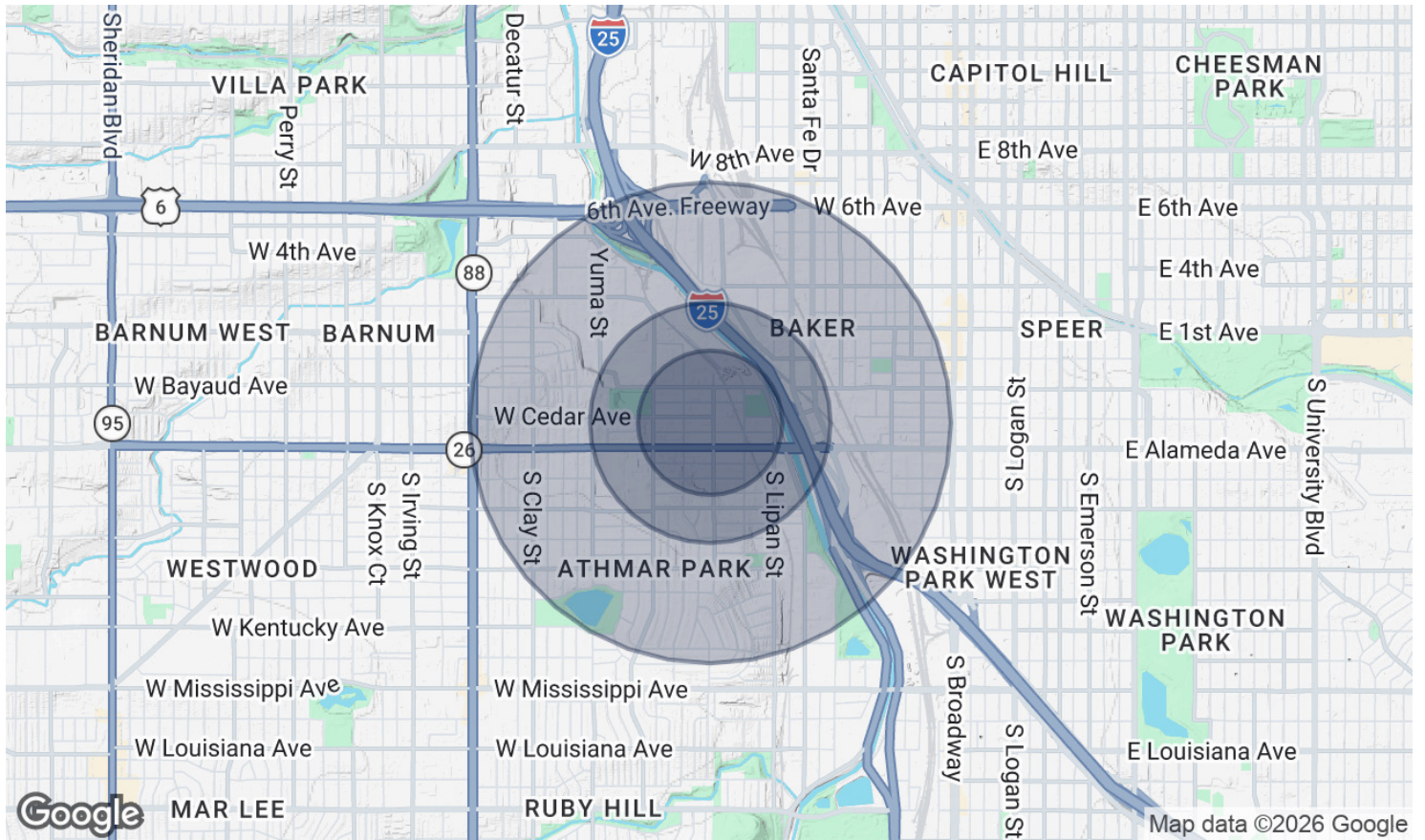
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**MADISON
COMMERCIAL
PROPERTIES**

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	785	2,349	13,686
Average Age	35	35	37
Average Age (Male)	35	35	37
Average Age (Female)	35	35	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	266	805	5,720
# of Persons per HH	3	2.9	2.4
Average HH Income	\$71,814	\$81,173	\$103,666
Average House Value	\$595,746	\$574,684	\$593,291

2020 American Community Survey (ACS)

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