

# 1770 E 69th Ave.

Denver, CO 80229

## INDUSTRIAL WAREHOUSE FOR LEASE

12,989 SF

Strategic access to I-70, I-270,  
and I-76



Ample yard space for fleet,  
equipment and materials storage



I-2 zoning in Adams County provides  
flexibility for a wide range of heavy  
industrial and outdoor industrial uses



**Matthew Marcus**

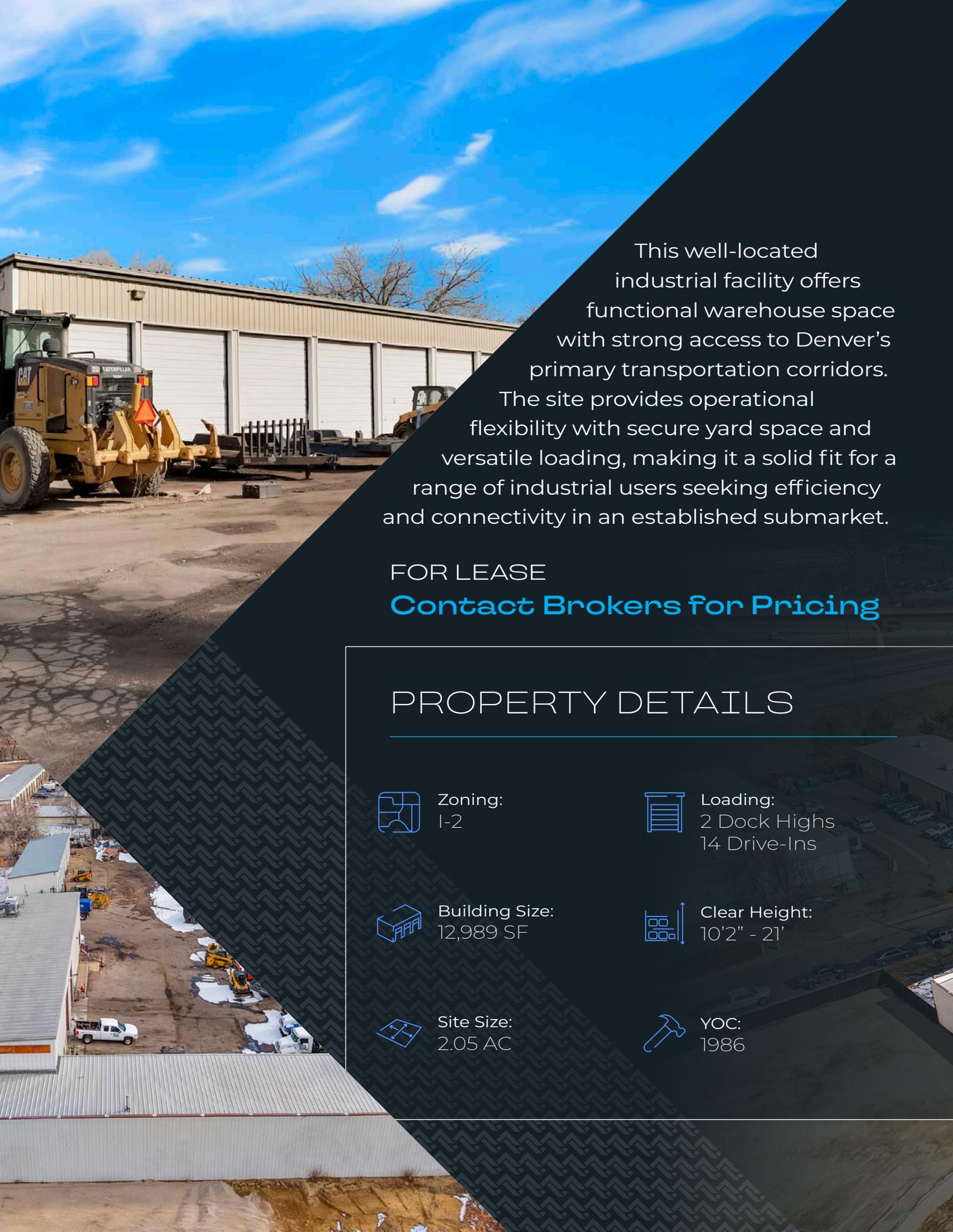
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This well-located industrial facility offers functional warehouse space with strong access to Denver's primary transportation corridors. The site provides operational flexibility with secure yard space and versatile loading, making it a solid fit for a range of industrial users seeking efficiency and connectivity in an established submarket.

FOR LEASE

[Contact Brokers for Pricing](#)

## PROPERTY DETAILS



Zoning:  
I-2



Loading:  
2 Dock Highs  
14 Drive-Ins



Building Size:  
12,989 SF



Clear Height:  
10'2" - 21'



Site Size:  
2.05 AC



YOC:  
1986

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## Building B | 3,250 SF

Loading: Three 12'x12' Drive-Ins

Clear Height: 13'2" - 14'5"

Clearspan: Yes

## Building A | 7,039 SF

Office: ~2,000 SF

Loading: Two 12'x15' Drive-Ins  
One 10'4"x9' Dock High  
One 10'4"x8' Dock High

Clear Height: 10'2" - 21'

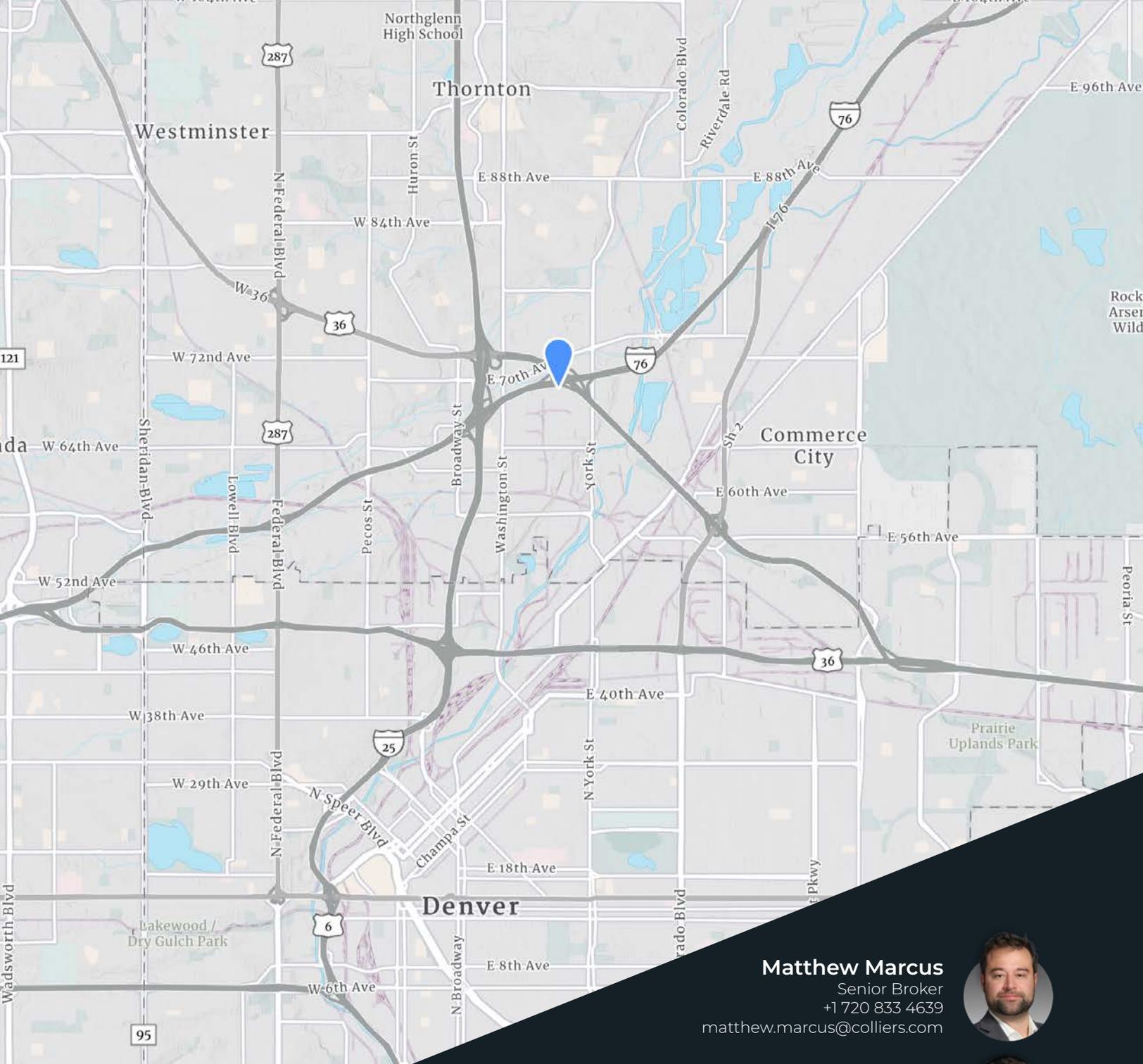
Clearspan: Yes

## Building C | 2,700 SF

Loading: Nine 12'x12' Drive-Ins

Clear Height: 12' - 16'

Clearspan: No



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