

FOR LEASE

INDUSTRIAL/FLEX SPACE



2380 S Delaware St, Denver, CO 80223

Property Highlights

- » Renovated Summer 2026
- » Single tenant building
- » Two oversized drive-in loading doors
- » Roughly 90% warehouse and 10% office
- » Three offices, two ADA restrooms and open warehouse

Property Details

Availability	9,600 SF
Clear Height	14'-17'
Year Built / Reno.	1974/2026
Parking	8 spaces + street parking
Loading	2 Oversized Drive-In's
NNN Expenses	\$6.75/SF (2026 Est.)

Lease Rate: \$9.00/SF NNN

For more information:

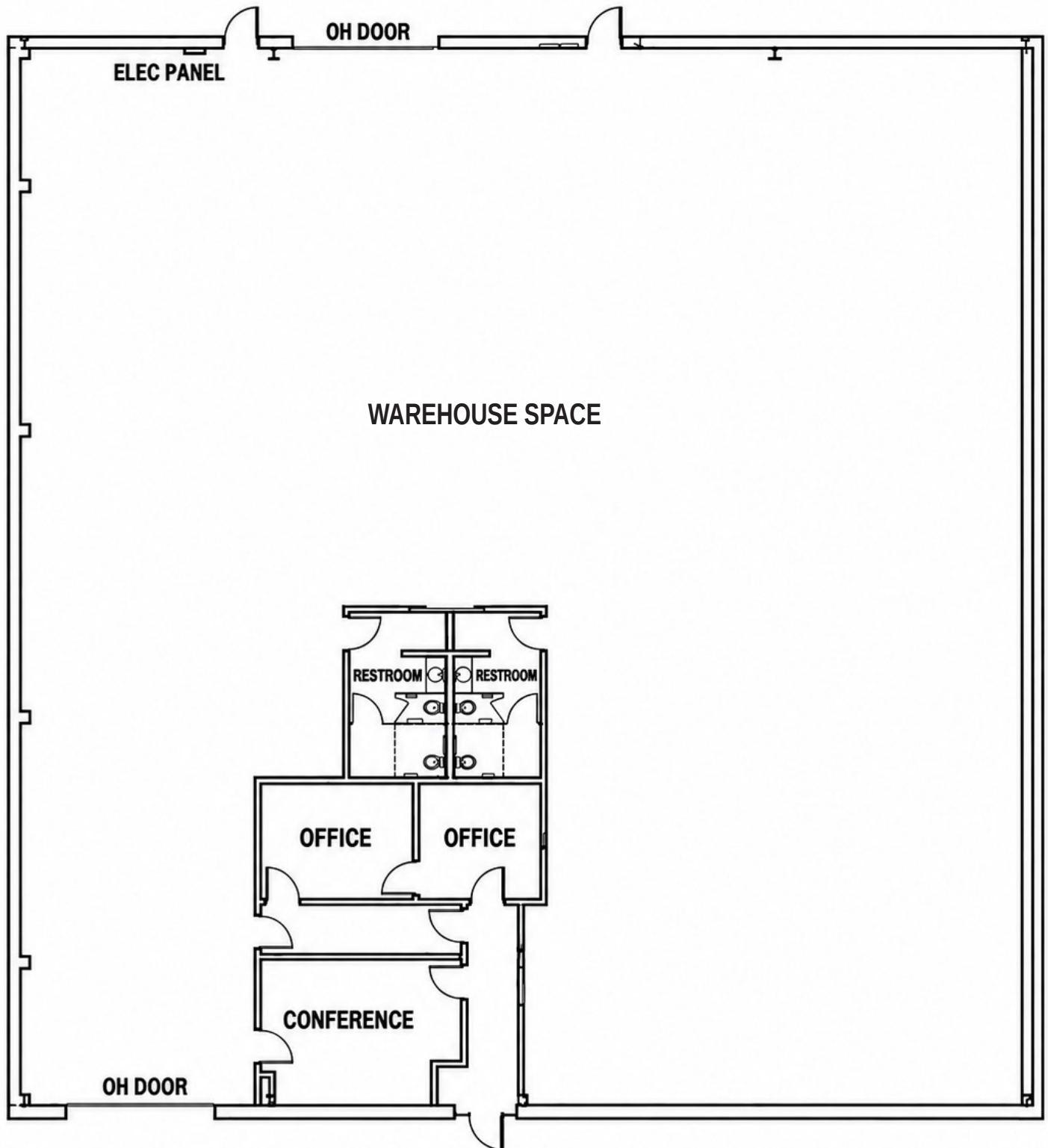
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Floor Plan



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Location & Area Amenities

- » Convenient access to I-25 and Santa Fe Drive
- » Minutes from the Evans RTD Light Rail Station
- » Located within an established industrial and commercial corridor
- » Close to South Broadway dining, retail, and services
- » Near Overland Golf Course and nearby recreation
- » Positioned near future stadium and redevelopment activity

Lease Rate: \$9.00/SF NNN

Demographics

Population	1 Mile	3 Miles	5 Miles
Population (2020)	11,357	152,439	436,131
Population (2025)	12,248	152,696	441,396

Households

Total Households (2020)	5,221	64,039	197,305
Total Households (2025)	5,614	64,262	200,247

Median Household Income	\$119,570	\$94,037	\$90,992
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