

# INDUSTRIAL FOR LEASE

155 Vallejo St, Denver, CO 80223



**LEASE RATE**  
\$7.00/SF NNN



**EST NNN**  
\$4.75/SF



**SPACE AVAIL.**  
10,000 SF



**ZONING**  
I-A

## SUMMARY

**155 Vallejo St.** is a 10,000 SF warehouse that is a fully temperature-controlled prior grow. With a variety of storage rooms, office space, and 2 ADA restrooms, this unit would be optimized by a tenant looking for flexible warehouse and storage space along with office space to operate out of. 5,000± SF of warehouse space is 12' clear high, with an additional 3,000± SF of lower clear flex space, and 2,000± SF of office space upstairs. This space may have access to the fenced yard via two-man doors on the South side of the building.

## HIGHLIGHTS

- 12' clear heights
- Space to add an overhead door
- Quick access to I-25
- New roof (2024)
- Temperature controlled warehouse
- Two restrooms

## NORTHPEAK TEAM

### DREW WILLIAMS

Advisor

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### GREG JOHNSON

Senior Advisor

(303) 810-1328

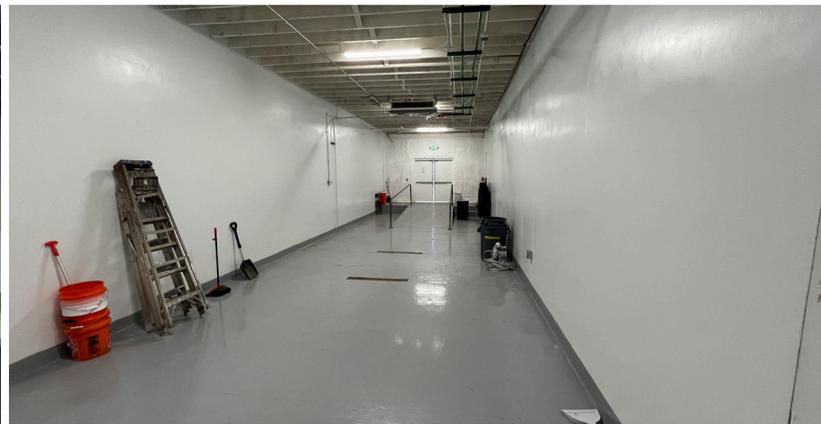
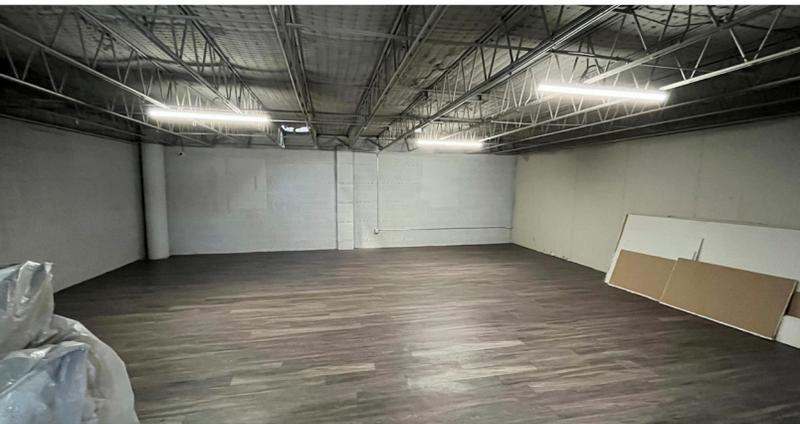
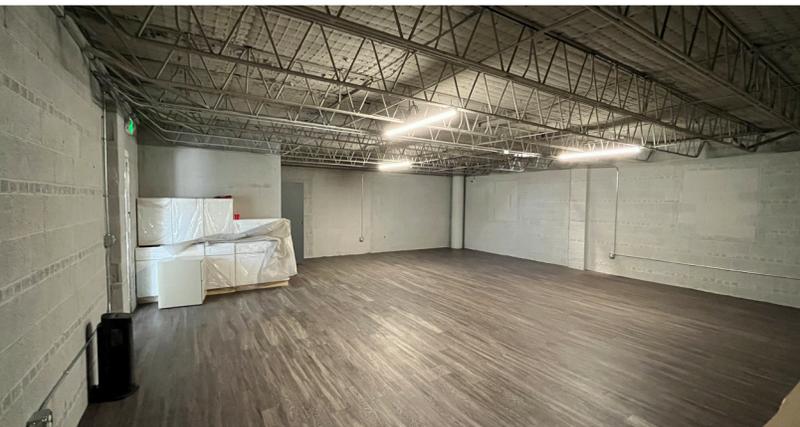
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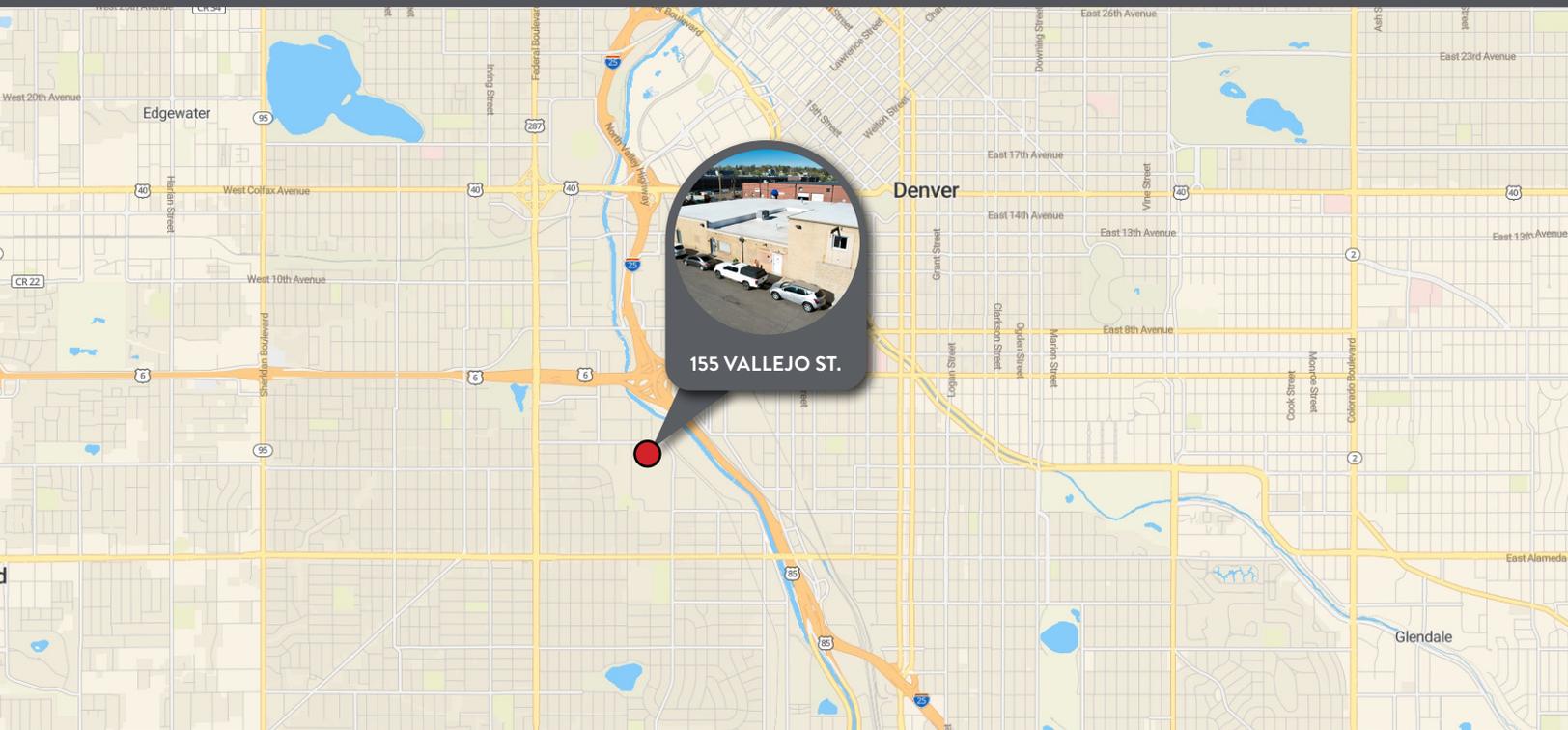
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