

12,800 SF INDUSTRIAL FLEX ON .60 AC

FOR SUBLEASE

1405 S. PLATTE RIVER DR. DENVER, CO 80223

FOR SUBLEASE



LEASE RATE \$10.75 SF/YR NNN

PROPERTY HIGHLIGHTS

- 12,800 +/- SF Industrial Flex on .60 +/- AC
- For sublease through 12/2027
- Includes showroom/front counter area
- (2) Offices
- Kitchen/breakroom
- New HVAC system installed
- Building has been recently repainted and parking lot redone
- Zoned: I-A
- Built in 1979
- Parcel ID: 05211-17-009-000
- Ideally located directly off I-25 in the heart of Denver



Tom Bradley
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AERIAL



Map
data
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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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FOR LEASE

INTERIOR PHOTOS



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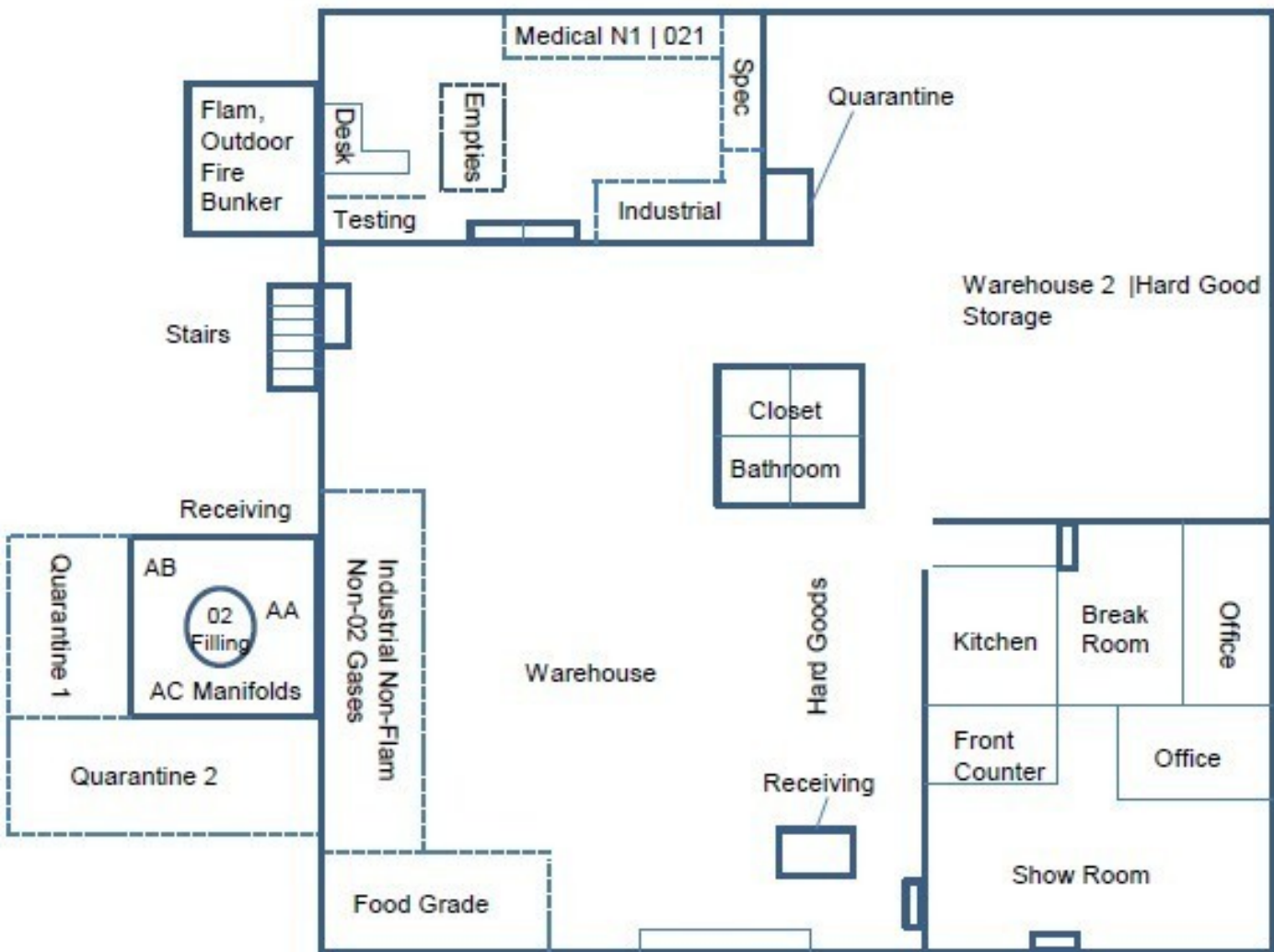
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FLOOR PLAN

Site Specific Floor Plan



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