

601

W. 29TH AVENUE

DENVER.CO 80205

FOR LEASE
6,540 SF



FREESTANDING INDUSTRIAL BUILDING - DOWNTOWN DENVER

Property Overview

- Free standing industrial building ready and available for a variety of commercial uses including industrial, retail, and office due to the versatile C-MX-12 zoning.
- Fantastic location in the Ballpark District of Downtown Denver – Just blocks from Coors Field, McGregor Square and minutes from RiNo and LoDo.
- The property is surrounded by several thousand apartment units providing great opportunities for customers and/or employees.
- Great accessibility – 2 Minutes to I-25 and just blocks from Union Station giving great access to public transportation for customers and employees.
- 18 Off-street, gated parking spots as well as paid street parking
- Includes Two (2) 10' Drive-in doors

Property Facts

Availability	6,540 SF
Building Size	6,540 SF
Lot Size	15,569 SF
Ceiling Height	15-27'
Zoning	C-MX-12
Year Built	1974
NNN Est.	\$13.83/SF

Lease Rate: \$11.00/SF NNN

NAIShames Makovsky

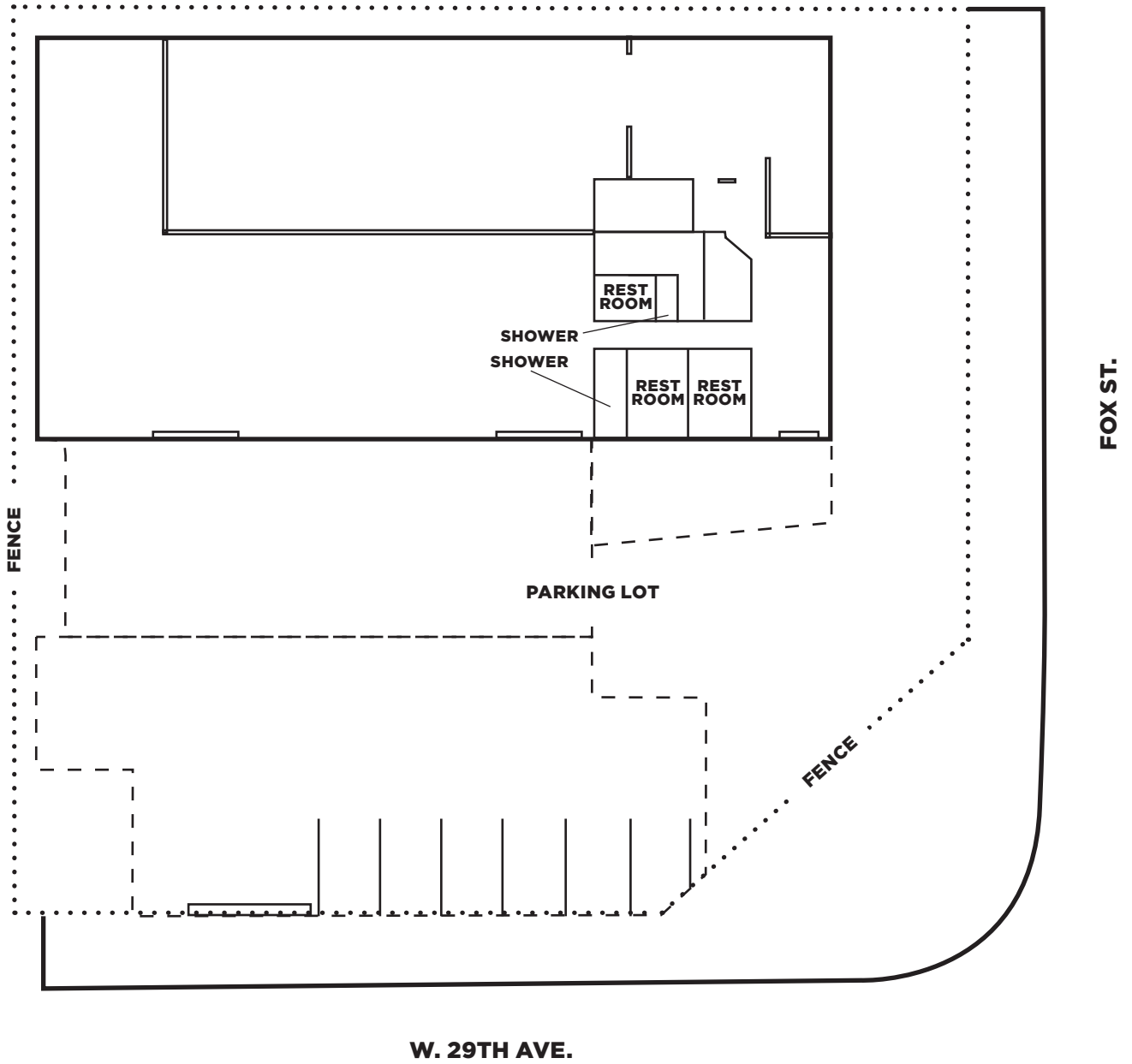
SOLOMON STARK

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FLOOR PLANS





Very Walkable **83**



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