

2401 | **E 40TH AVE**
DENVER, CO 80205

INDUSTRIAL LAND • LEASE RATE
\$4,500/AC/MONTH (NNN)



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 **UNIQUE**
PROPERTIES

 TCN
REAL ESTATE SERVICES

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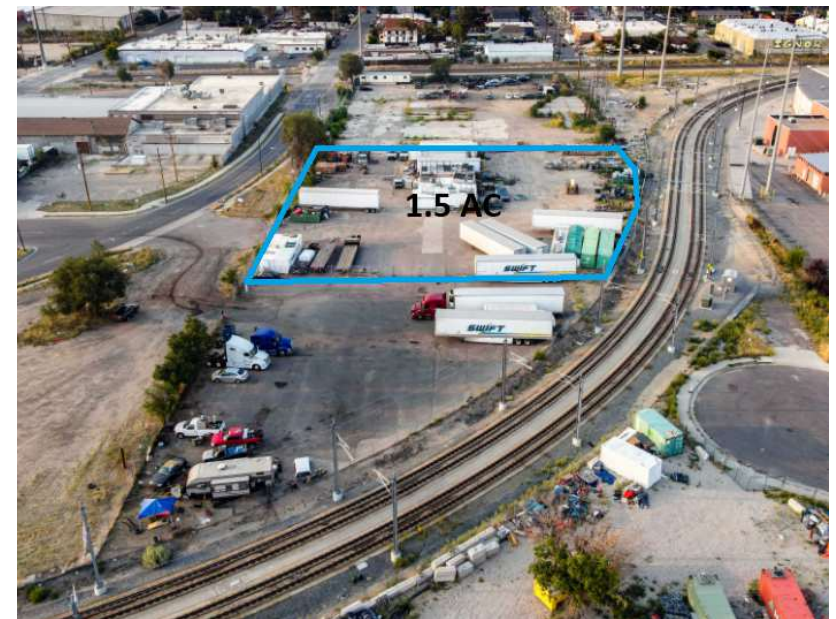
PROPERTY HIGHLIGHTS

Address	2401 E 40th Ave Denver, CO 80205
Lease Rate	\$4,500/AC/Month + NNN
Available	1.5 AC
Total Lot Size	3.55 Acres
Zoning	I-B

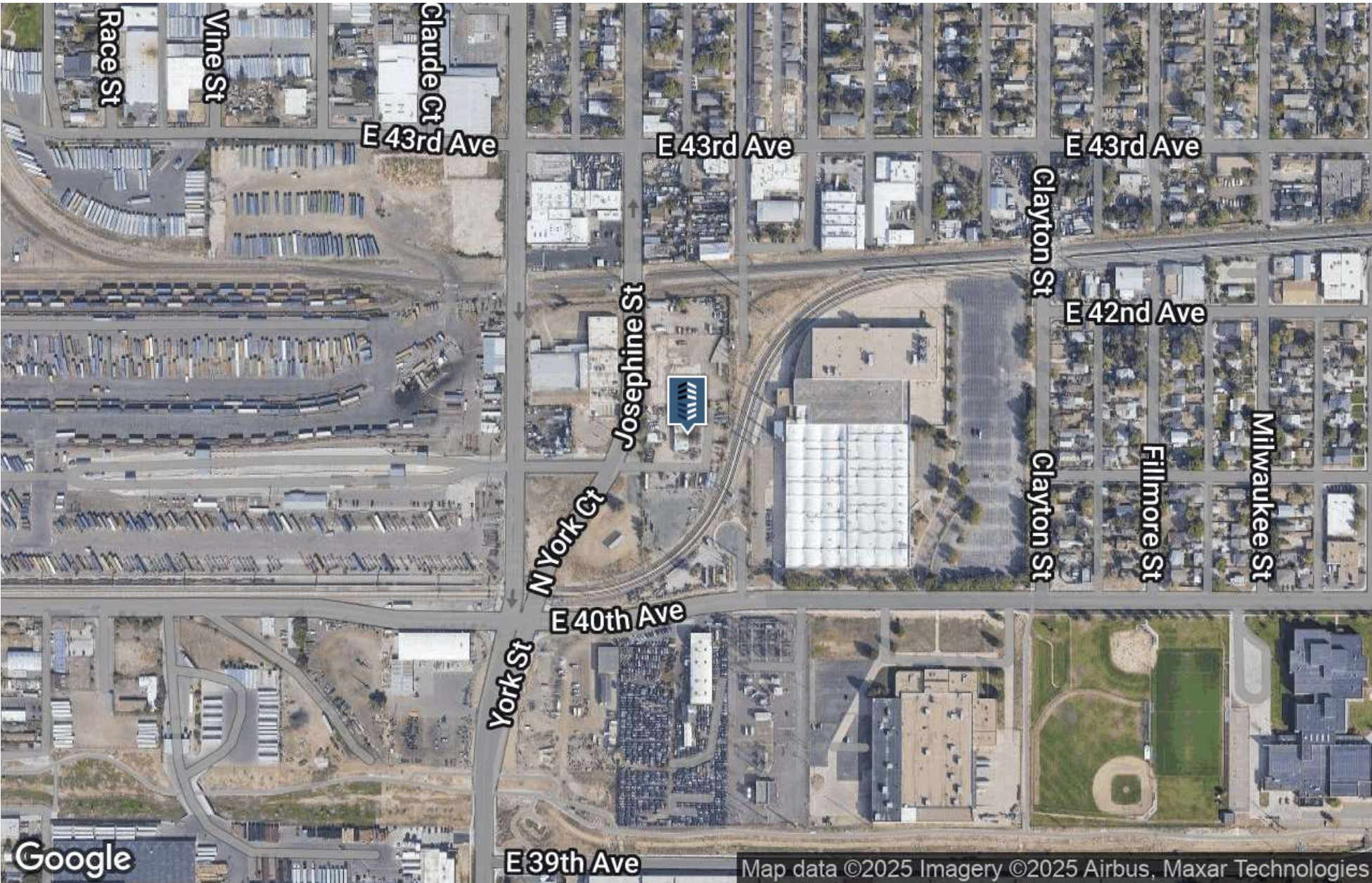
PROPERTY DESCRIPTION

Unique Properties, Inc. is pleased to offer flexible industrial land lease, available short or long term. The site features asphalt/concrete paving, and is fully fenced/ secure. This lot is ideal for businesses requiring secure storage with excellent access to major transportation routes, including I-70, I-25, and Downtown Denver. Additionally, the property is located near the vibrant RiNo neighborhood and is within easy reach of two light rail stations: 38th & Blake and Colorado Blvd.

- Location on the corner of Josephine Street and East 40th Avenue
- Light Rail visibility
- E. 40th Ave and Josephine St. W 14,870 VPD
- Josephine St and E. 43rd Ave N 5,752 VPD
- York St and E. 43rd Ave N 7,213 VPD



LOCATION MAP



NEIGHBORHOOD AERIAL





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