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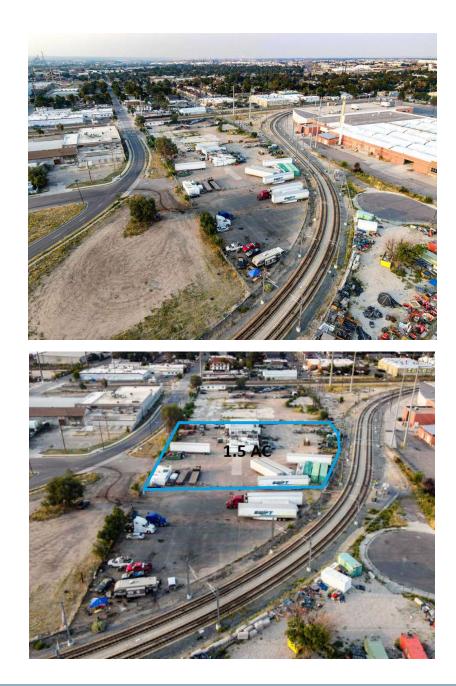
# PROPERTY HIGHLIGHTS

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**

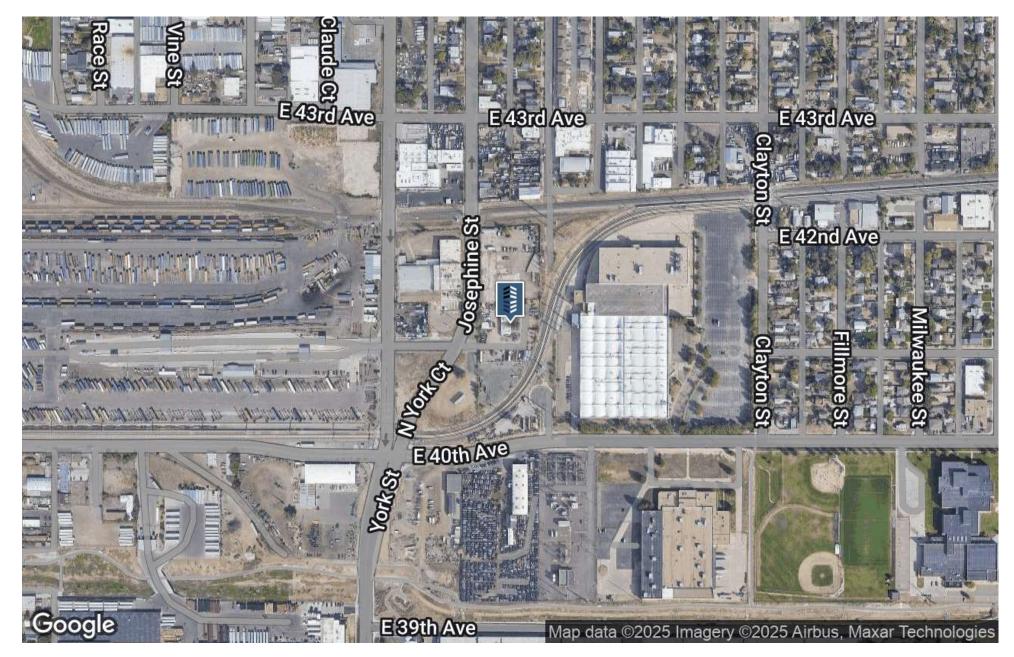
Unique Properties, Inc. is pleased to offer flexible industrial land lease, available short or long term. The site features asphalt/ concrete paving, and is fully fenced/ secure. This lot is ideal for businesses requiring secure storage with excellent access to major transportation routes, including 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



The recipients are advised that the sender and Unique Properties, Inc. are not qualified to provide, and have not been contracted to provide, legal, financial, or tax advice, and that any such advice regarding any investment by the recipients must be obtained from the recipients' attorney, accountant, or tax professional. Nothing in this email shall be deemed the offering of legal, accounting, finance, investment, or other advice.

# LOCATION MAP





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## NEIGHBORHOOD AERIAL





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