



**835 E. 50TH AVENUE  
DENVER, CO 80216**

**FOR LEASE**



## ABOUT THE PROPERTY

Perfectly nestled in the up and coming Globeville neighborhood, with fast access to I 25 and I 70, this warehouse can suit many needs. The 26,482 SF building can be accessed from both 50th and 51st Ave.

The rear storage yard off 51st is fully gated and makes for a great staging area with access to a loading dock for both the basement and main level areas. The main entrance off 50th also features multiple loading docks and a 2 door garage with office above.

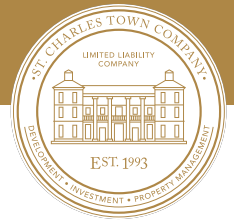
Numerous capital expenditures have been made to the property, including extensive HVAC, plumbing, electrical, and surveillance system upgrades.

**LEASE RATE**  
**\$10.00-\$12.00/SF NNN**

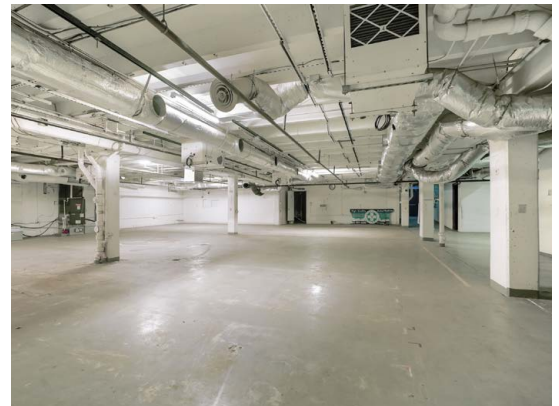
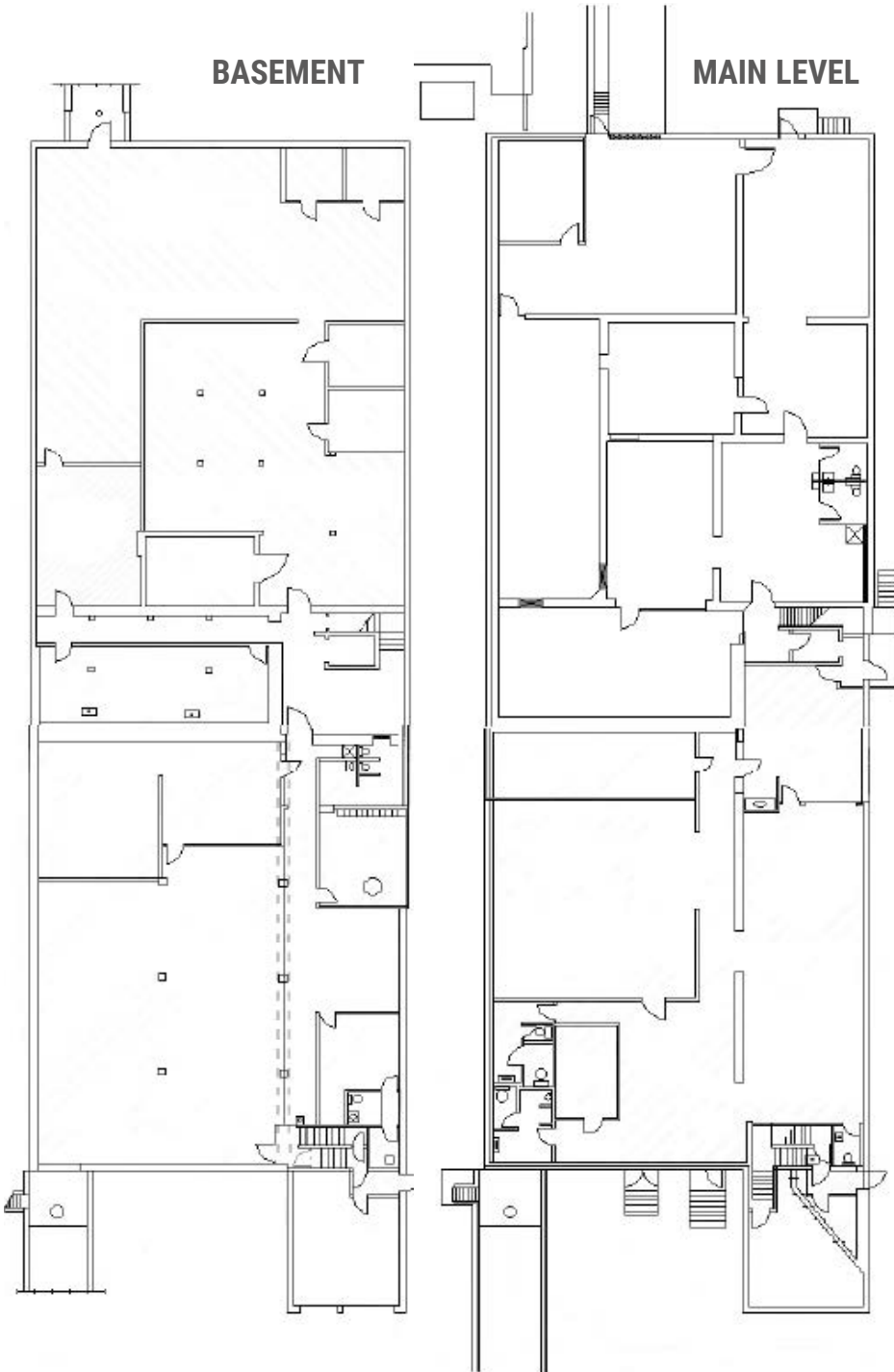
## PROPERTY FACTS

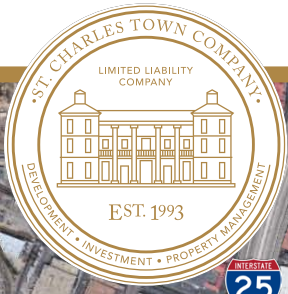
BUILDING SF	26,134 SF
LAND SIZE	29,482 SF
ZONING	I-A
YEAR BUILT	1958
PARKING	Approx. 25 spaces
UTILITIES	12" Water Entrance
POWER	1600 Amps, 3 Phase

FOR MORE INFORMATION:  
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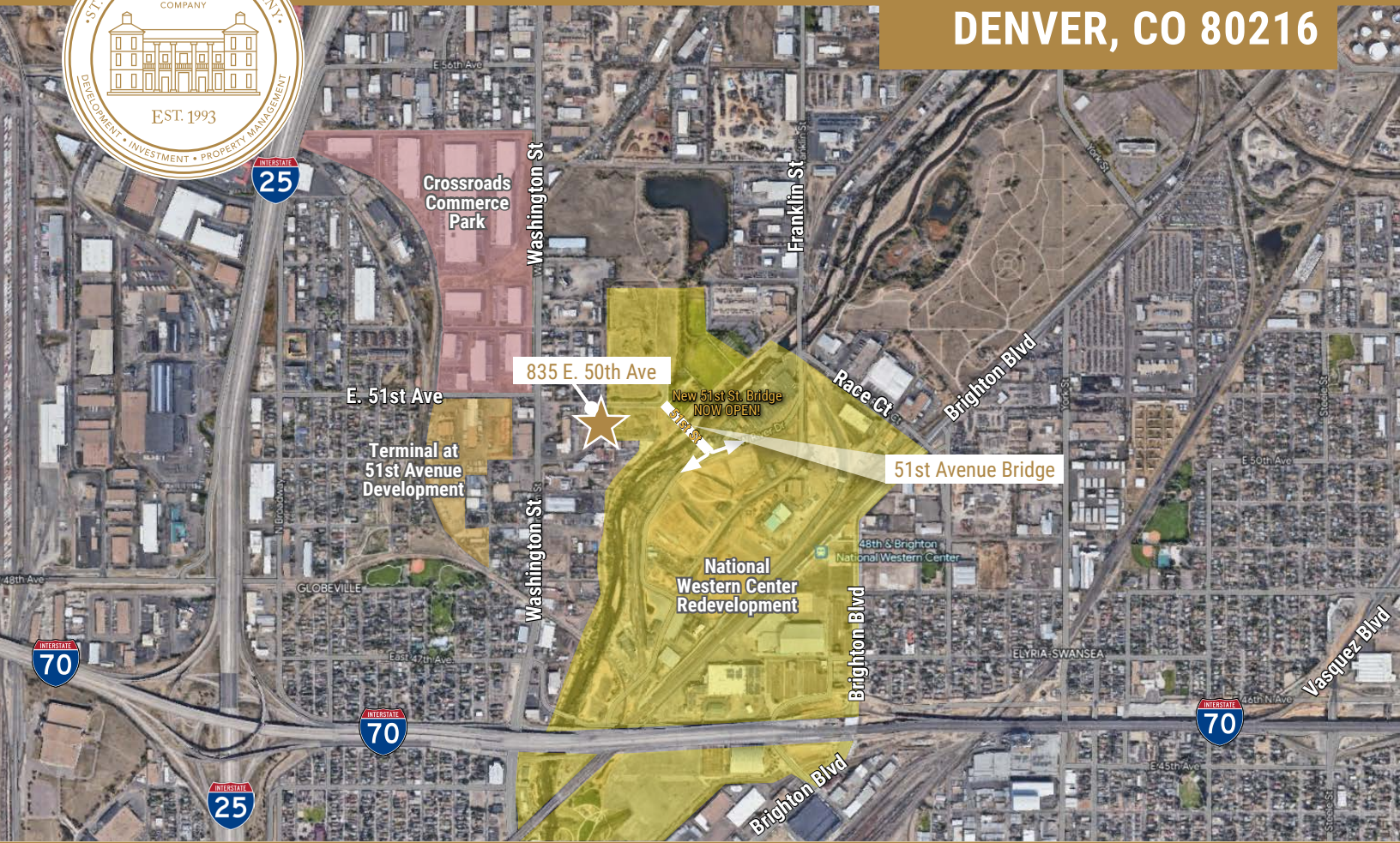


# BUILDING FLOORPLAN





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## LOCATION HIGHLIGHTS

835 E. 50th Avenue is located near the intersection of 50th and Washington Street in the Globeville neighborhood. It is also two blocks away from Crossroads Commerce Park, the new industrial and flex business park. With the National Western Center Redevelopment underway and the new 51st Avenue bridge open for use, the Globeville neighborhood has come a long way in growing its identity.

FOR MORE INFORMATION:  
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