



5320 Cook St

5320 Cook St, Denver, CO 80216



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5320 Cook St

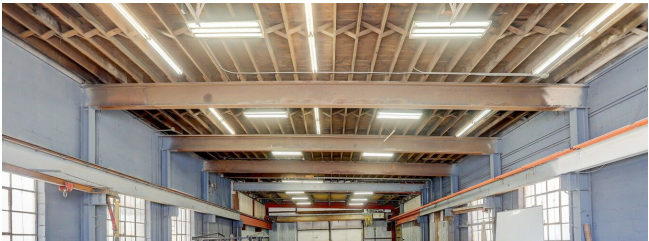
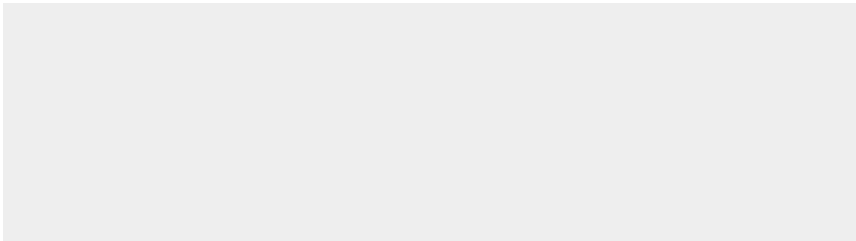
\$18.00 /SF/YR

4,457 SF industrial/office space available immediately at 5320 Cook St, Denver, CO 80216. Located in the rear building on a 27,064 SF lot, this flexible property includes 3,967 SF of warehouse and 490 SF of office space with 2 restrooms—ideal for contractors, light manufacturing, service businesses, or fleet-based users. The warehouse features a 5-ton overhead crane (crane height 10'2"). Electrical Power - 3-phase power 600 AMPs of electrical service coming into the building, with the following in the warehouse: 11-30 AMP, 480 Volt outlets, 17-120 Volt outlets, 3-30 AMP/125/250 Volt outlets, 2-50 AMP 125/250 Volt outlets, and 1-200 AMP outlet. Access includes (1) 9'9" x 12' roll-up door, (1) 10'6" x 11'11" rolling door, and (1) oversized 20' x 13'3" rolling door, offering flexibility for different operational needs. The property is fully secured with 10' steel fencing, providing a private yard ideal for materials, vehicles, or equipment. Parking includes approximately 50 outdoor spaces, with room for 13 interior vehicle spaces, delivering an exceptional 14.14/1,000 SF parking ratio. Located in Denver's Enterprise Zone with immediate access to I-70, I-270, and major arterial roads, this property combines powerful functionality, security, and accessibility. Contact the listing broker today to schedule a tour and secure this high-demand industrial space before it's gone!...

- 5-ton overhead crane with 10'2" hook height
- Secured yard with 10' steel fencing—ideal for materials, vehicles, or equipment
- 3-phase power with 600 amps total- (11) 30A/480V, (17) 120V, (3) 30A/125/250V, (2) 50A/125/250V
- (3) drive in doors: 9'9"x12', 10'6"x11'11", and 20'x13'3" oversized
- Ample parking: ~50 outdoor + 13 indoor spaces (14.14/1,000 SF ratio)



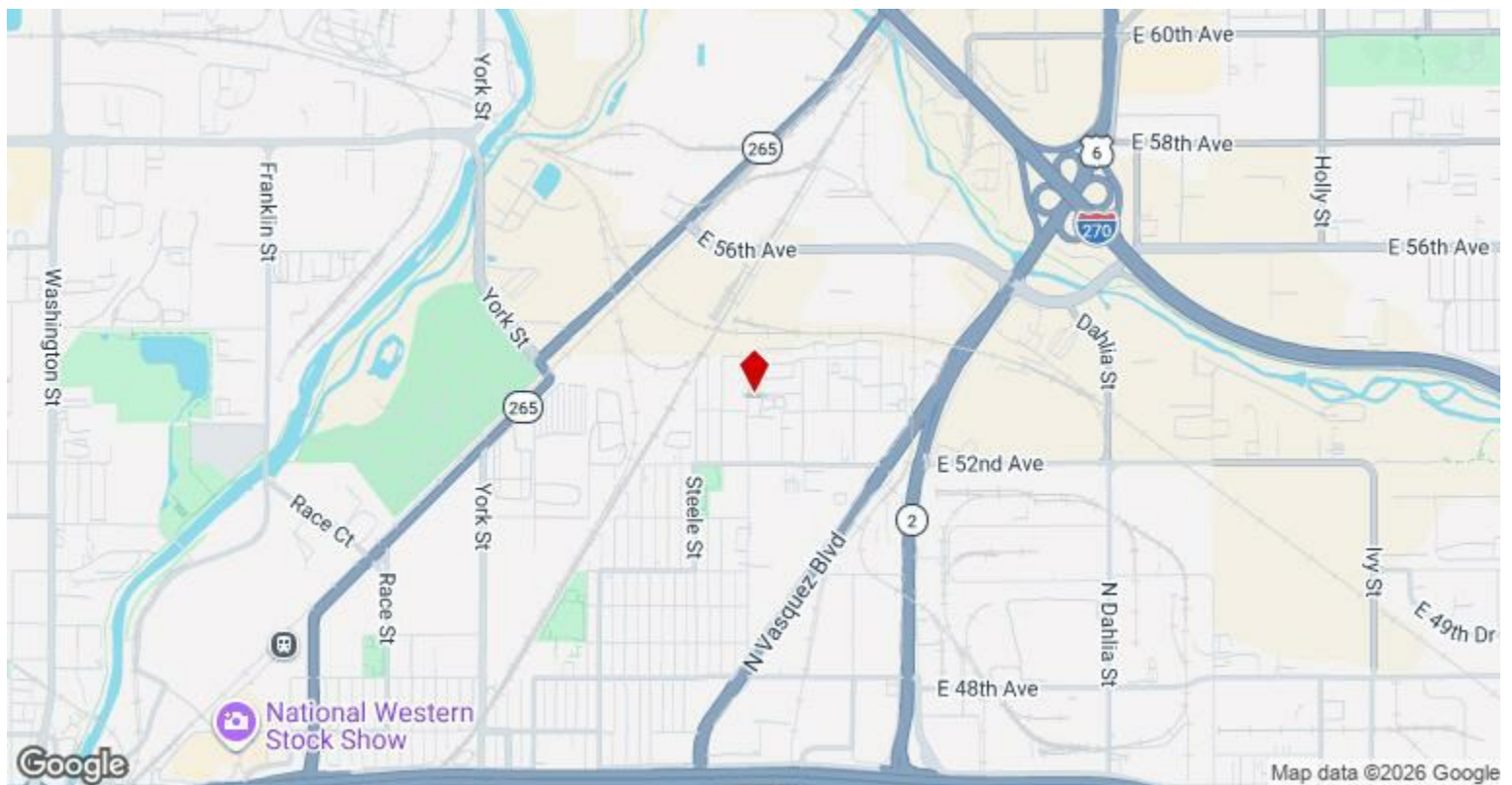
Rental Rate:	\$18.00 /SF/YR
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	4,457 SF
Year Built:	1950
Taxes:	\$4.66 USD/SF/YR
Operating Expenses:	\$0.76 USD/SF/YR
Rental Rate Mo:	\$6,685.50 Base Rent Monthly



1

1st Floor

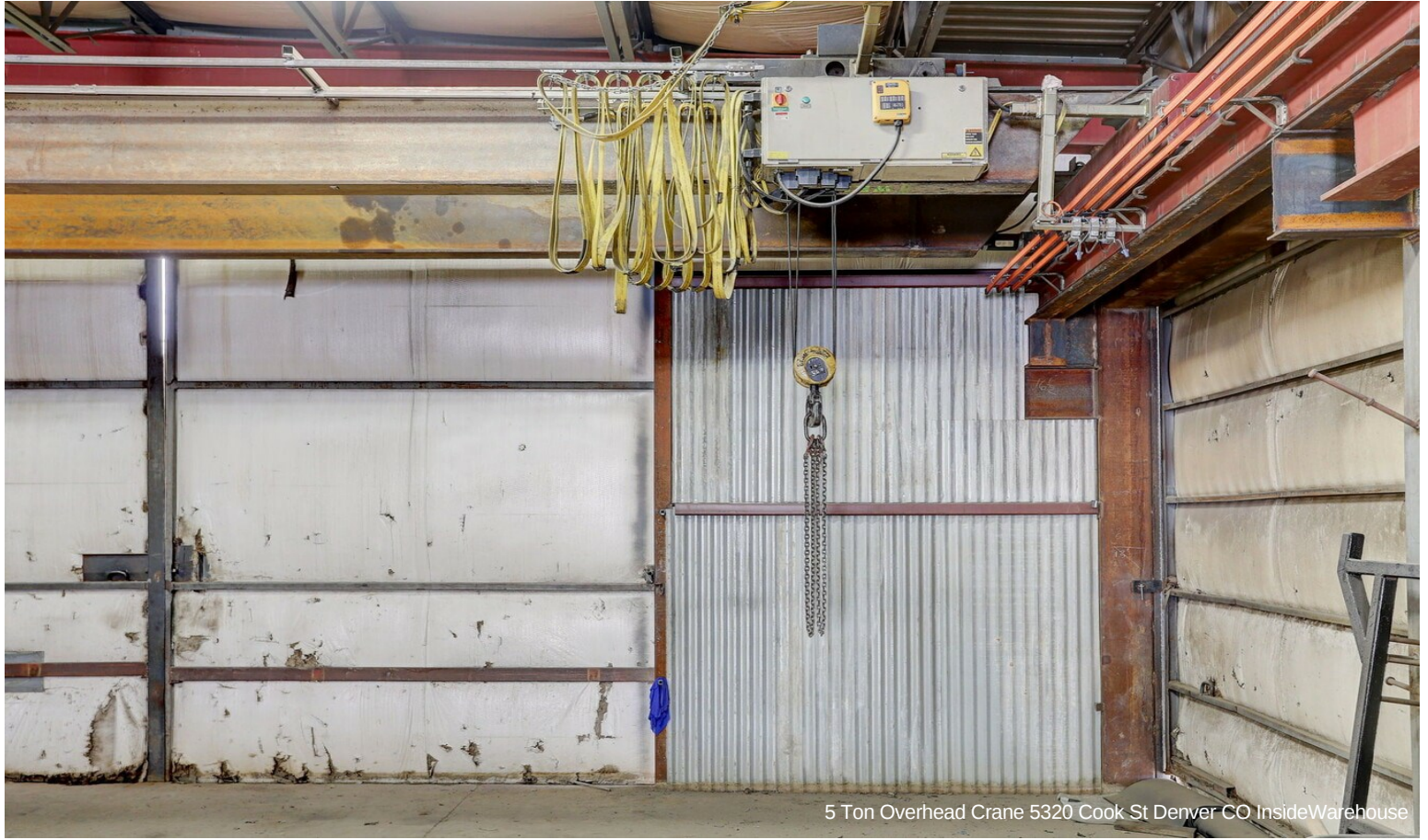
Space Available	4,457 SF
Rental Rate	\$18.00 /SF/YR
Date Available	August 01, 2026
Service Type	Triple Net (NNN)
Office Size	490 SF
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable



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Property Photos



Property Photos



5320 Cook St Denver CO



5320 Cook St Denver CO InsideWarehouseE

Property Photos

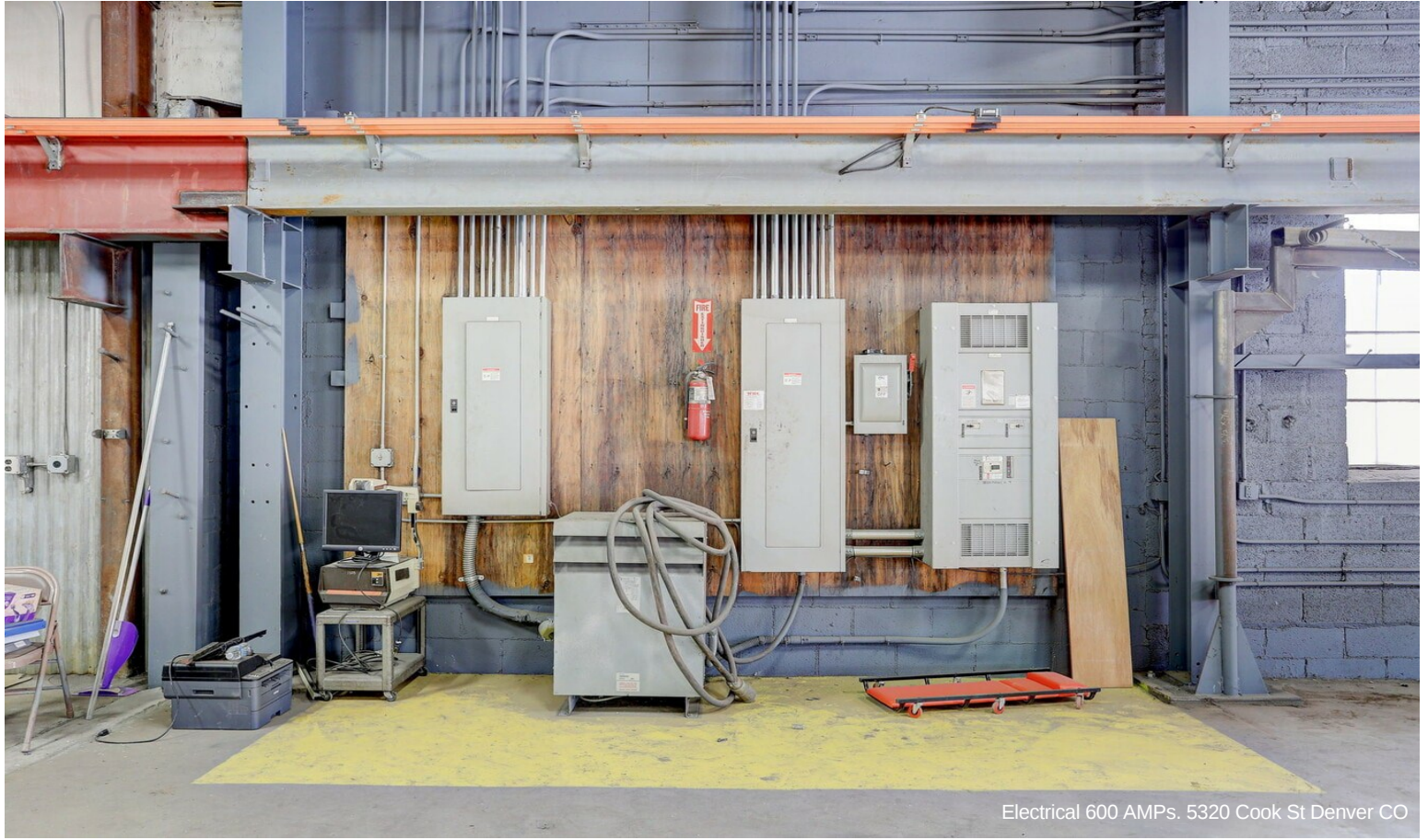


2 Bathrooms 5320 Cook St Denver CO



Jib Crane 5320 Cook St Denver CO

Property Photos



Electrical 600 AMPs. 5320 Cook St Denver CO



5320 Cook St Denver CO InsideWarehouse

Property Photos



Office 5320 Cook St Denver CO

Property Photos

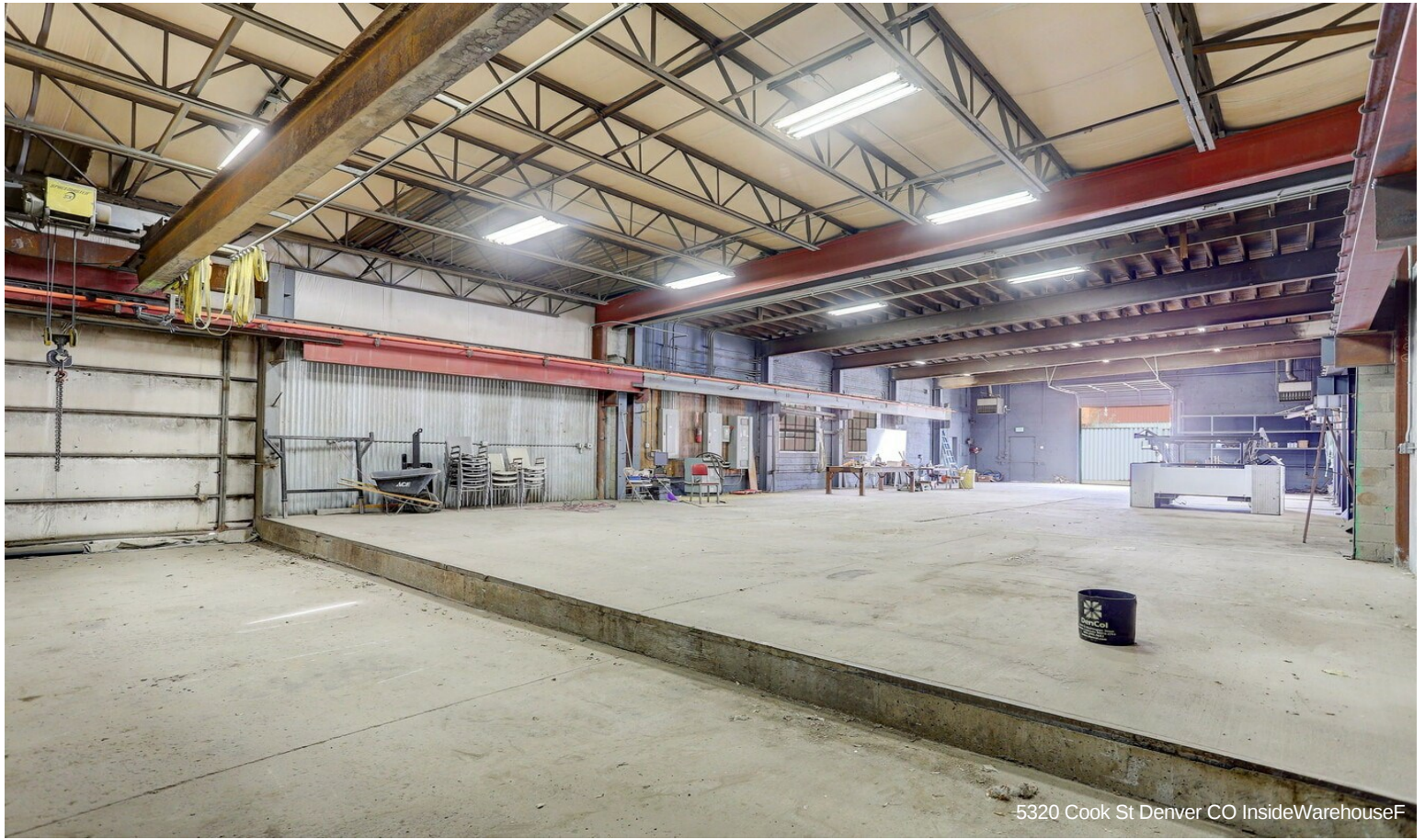


2 Bathrooms. 5320 Cook St Denver CO



2 Bathrooms 5320 Cook St Denver CO

Property Photos



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Property Photos



Aerial 5320 Cook St Denver, CO



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5320 Cook St Denver CO



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Office - 5320 Cook St Denver CO

Property Photos



Property Photos



Gated Access 5320 Cook St Denver CO



Interior of gate entrance 5320 Cook St Denver CO

Property Photos



Drive in garage door: 9'08 by 12'005320 Cook St Denver CO



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Property Photos



Rolling Door" 20'0 by 13'03 5320 Cook St Denver CO



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