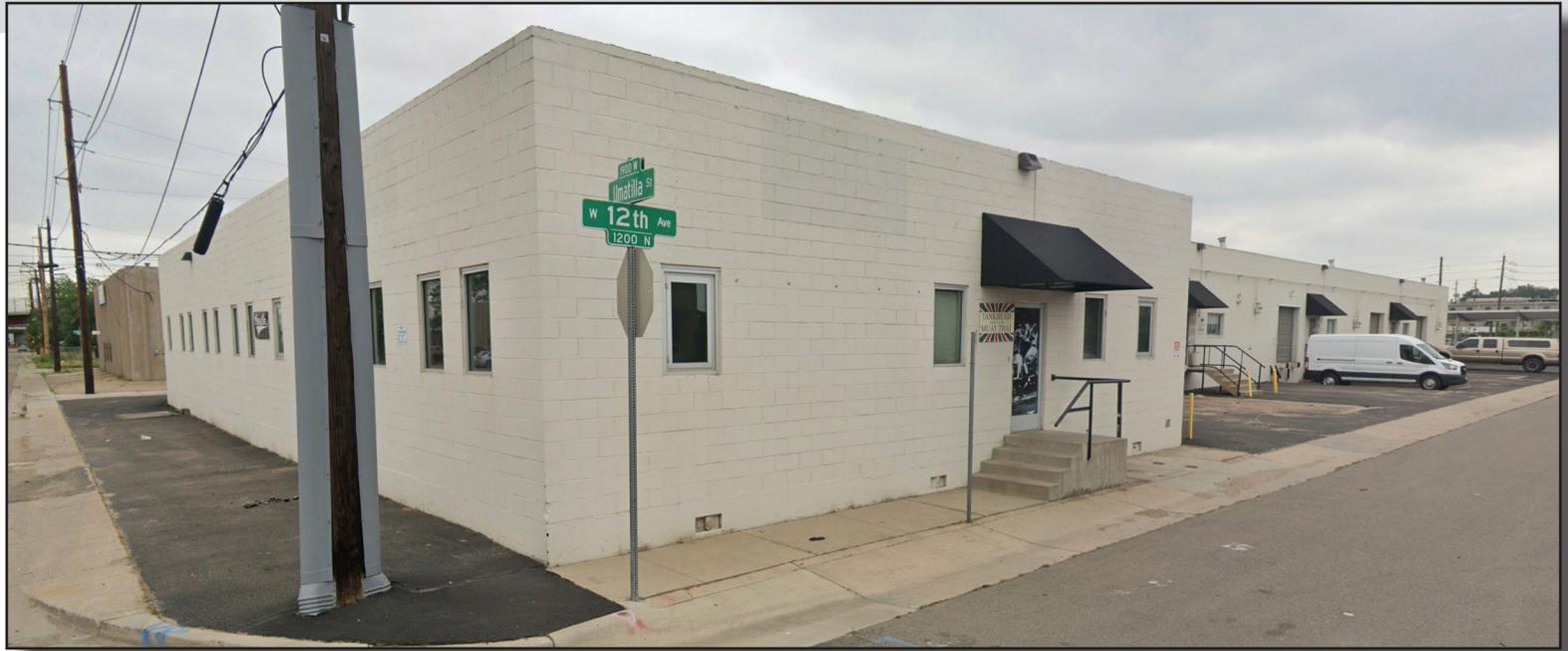




**LOCAL EXPERTS.
INDUSTRIAL STRENGTH.**

CENTRAL DENVER INDUSTRIAL WAREHOUSE FOR LEASE

1865 W 12th Ave.
Denver, CO 80204



PROPERTY FEATURES:

Unit Size: 5,000 SF

Office Size: 800 SF (approx.)

Loading: 1 DH door

Ceiling Height: 16'

Zoning: I-B, UO-2

Construction: Concrete block / Twin T

Lease Rate: \$12.50/SF NNN

NNN: \$4.55/SF



**UNBELIEVABLE
CENTRAL LOCATION!**

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1801 W. Colfax Ave.
Denver, CO 80204
www.ringsbyrealty.com

Alex Ringsby
alex@ringsbyrealty.com
(303) 892-0120

Scott Patterson
scott@ringsbyrealty.com
(303) 892-0121