

**AUTO FACILITY
FOR LEASE**



1112-1122 Speer Blvd.

Denver, CO 80204

Property Highlights

- **2,988 SF highly functional auto shop** with versatile open layout
- **Six (6) 10' drive-in doors arranged as three (3) drive-thru bays**
 - ideal for efficient workflow and easy vehicle circulation
- **Ample on-site parking** ideal for customers, storage, or small fleet needs
- **Prime Speer Blvd visibility** with massive daily traffic and easy access
- Space can remain **turnkey automotive** or be **reimagined for retail, showroom, or service-oriented uses**
- Minutes from Downtown, Cherry Creek, and major commuter routes
- Hard-to-find **central Denver location** with flexible zoning and strong demographics
- Tours by Appointment Only - **Do Not Disturb Tenant**

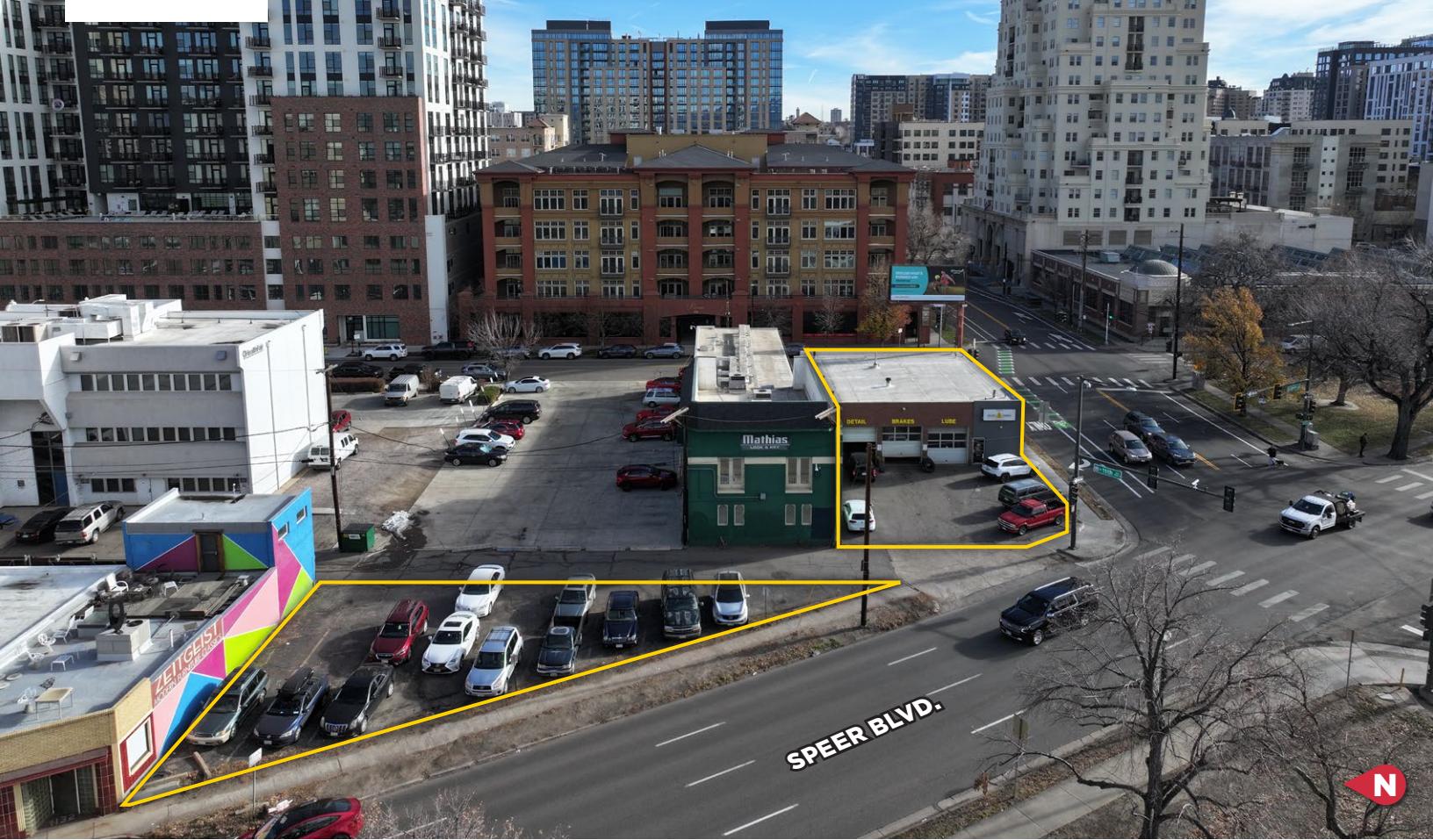
Lease Rate : \$29.00/SF NNN



Property Facts

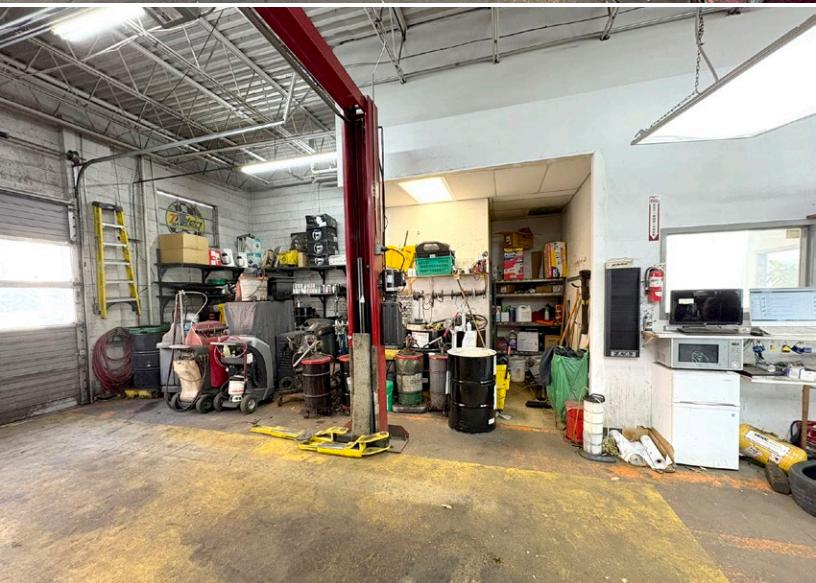
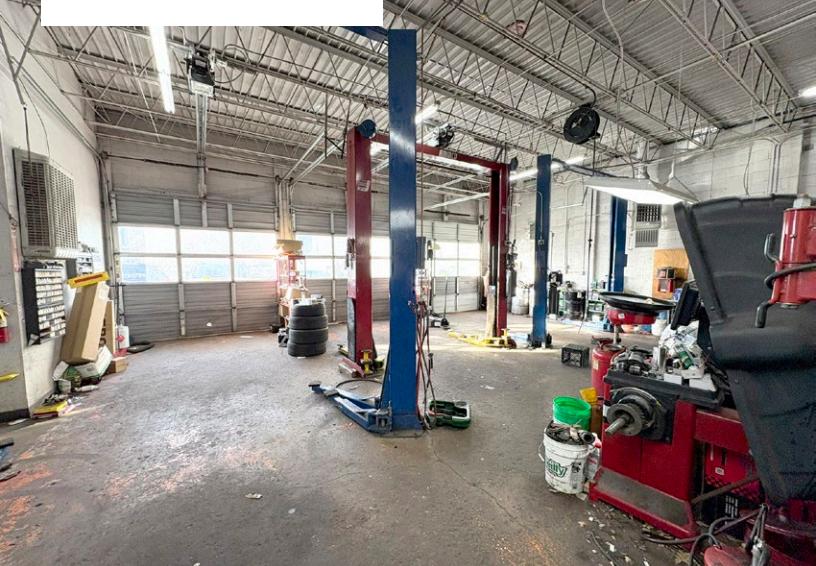
Available	May 1, 2026
Building Size	2,988 SF
Lot Size	9,178 SF
Drive In Doors	Six (6) 8 x 10'
Zoning	D-GT
NNN Estimate	\$16.68/SF

PHOTOS





INTERIOR PHOTOS



AREA MAP

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