

FENCED INDUSTRIAL LAND FOR LEASE



6600 SMITH ROAD

Denver, CO 80207

Industrial Land for Lease | Up to 44,400 SF (Approx.)

Lease Rate | Contact Broker



HENRY GROUP
REAL ESTATE

Colton Murphy Broker Associate | colton@henrygroupre.com | 720.823.0460

OFFERER SUMMARY

Henry Group Real Estate is pleased to offer up to 40,400 SF of secure industrial yard space for lease at 6600 Smith Road in Denver. This property is fully fenced and equipped with newly installed security cameras and lighting, providing excellent safety and peace of mind for tenants. **All or a portion of the yard is available, offering flexibility for a variety of users.**

Located in a highly accessible corridor, the site offers convenient access to I-70, Colorado Blvd, and Quebec Street, making it an ideal location for contractors, fleet parking, outdoor storage, or laydown yard uses. Its central Denver location allows for quick connections to Downtown, DIA, and surrounding industrial submarkets.

PROPERTY HIGHLIGHTS

- Up to 40,400 SF of industrial yard space – all or a portion available. Contact Broker for options.
- Fully fenced perimeter with new cameras and security lighting
- Excellent access to I-70, Colorado Blvd & Quebec St
- Ideal for outdoor storage, fleet parking, or laydown yard

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|-----------|
| Total Households | 20 | 561 | 2,731 |
| Total Population | 53 | 1,522 | 7,280 |
| Average HH Income | \$110,638 | \$104,699 | \$105,915 |



| | |
|--------------------------|----------------------------------|
| Property Address | 6600 Smith Rd, Denver, CO 80207 |
| County | Denver County |
| Zoning | I-MX-5, UO-2 |
| Available Land for Lease | Up to 40,4400 SF (Approximately) |
| Lease Rate | Contact Broker |





COMMERCE CITY

270

E 56TH AVE

QUEBEC PKWY

ROCKY MOUNTAIN
ARSENAL NATIONAL WILDLIFE REFUGE

Harkins
THEATRES



Texas
de
BRAZIL



STAYBRIDGE
SUITES



70



SMITH RD



RiNO
DISTRICT

NORTH PARK HILL
NEIGHBORHOOD

46600 SMITH RD

DENVER CO 80207

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group LLC d/b/a, Henry Group Real Estate in compliance with all applicable fair housing and equal opportunity laws.



SMITH RD

NIAGARA ST

MONACO PKWY



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