Colliers

Warehouse Space For Lease

Highlights

> Prime central location

> Easy access to 6th Ave. and I-25

> Dock and Drive-In loading capabilities

> Flexible office layout opportunity

2600 W. 2nd Avenue
Denver, Colorado 80219
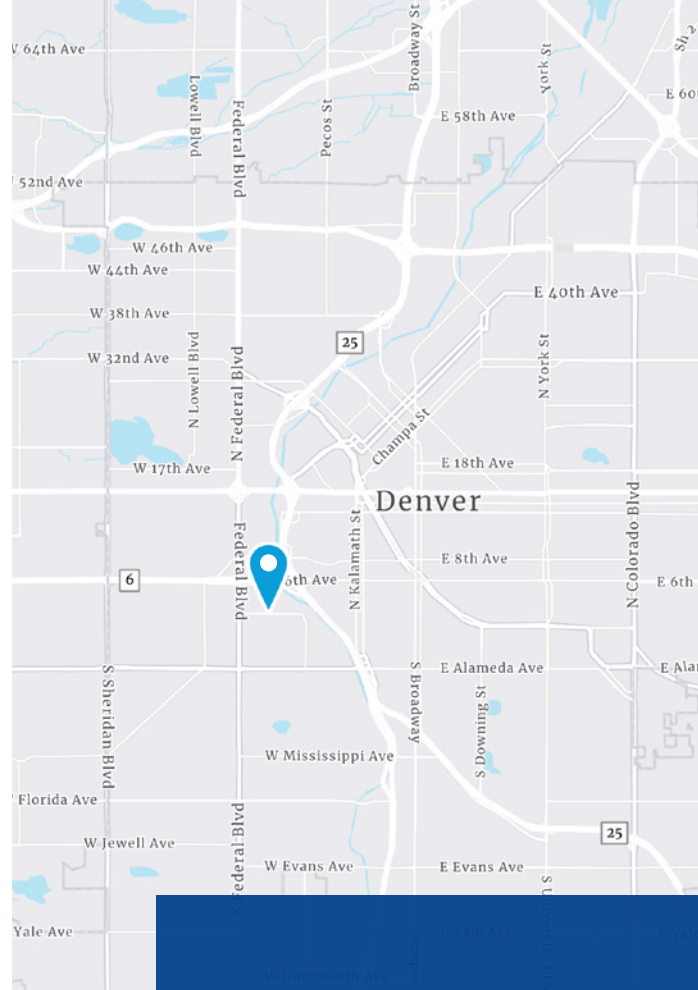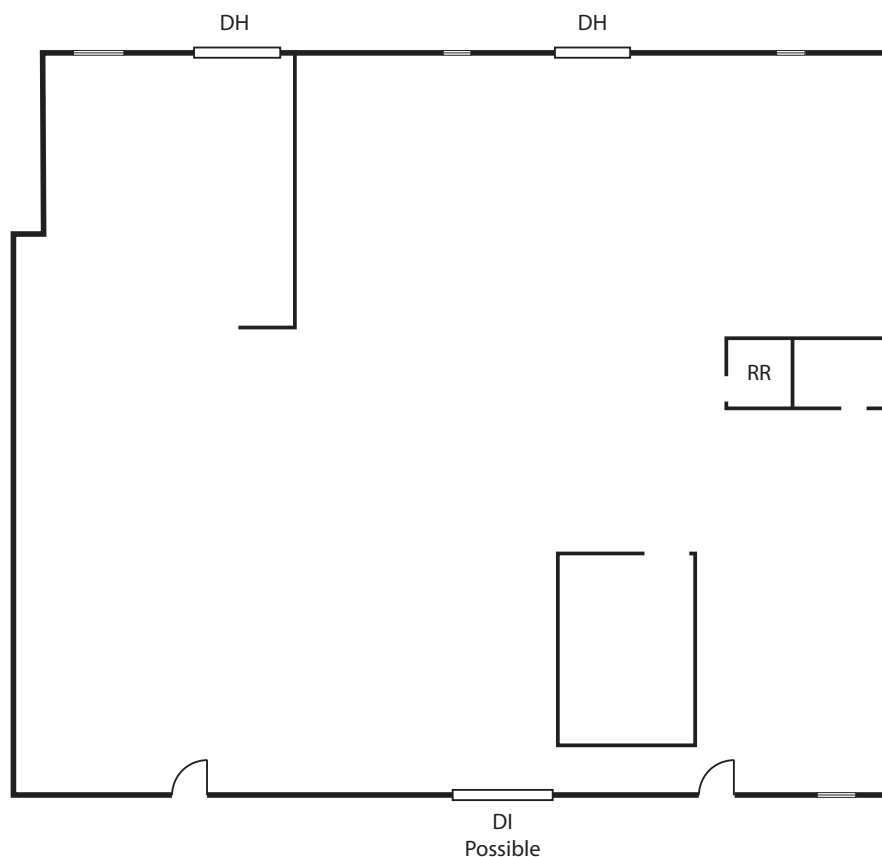### Suite 5&6

Property Summary

Located in Denver, this expansive 7,256 square foot warehouse offers prime accessibility to I-70 and 6th Ave, making it an ideal hub for a variety of businesses. Featuring two loading docks, one drive-in access point, and flexible industrial zoning, this space is perfectly suited for manufacturing, distribution, logistics, and more. With lease terms ranging from 3 to 5 years and competitive pricing, this versatile property provides an excellent opportunity for businesses looking to establish or expand their operations in a strategic location.

Accelerating success.

For Lease

Space Overview

Suite:	5&6
Size:	7,256 SF
Available:	Immediately
Rate:	$12.00/SF NNN
Opex:	$6.11/SF NNN
Loading:	Two (2) Dock High One (1) Drive-In Possible
Power:	TBV

Floor Plan

DH   DH

RR

DI
Possible

Contact:

Matt Keyerleber
Principal
+1 303 309 3522
matt.keyerleber@colliers.com

T.J. Smith, SIOR
Principal
+1 303 283 4576
tj.smith@colliers.com

Colliers
4643 S. Ulster Street, Suite 1000
Denver, CO 80237
P: +1 303 745 5800
F: +1 303 745 5888