



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

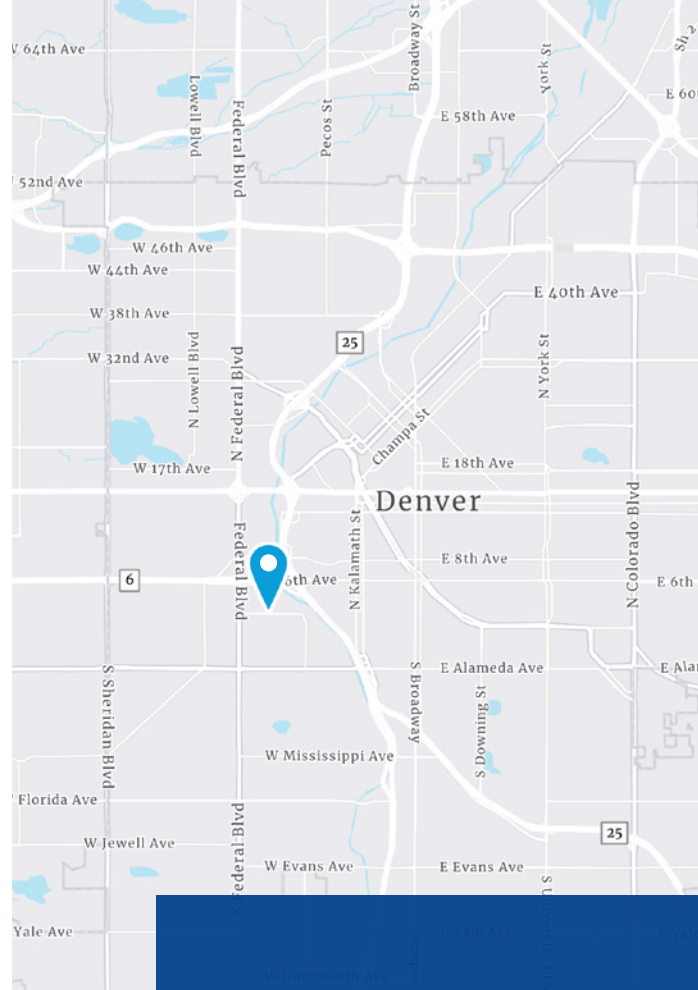
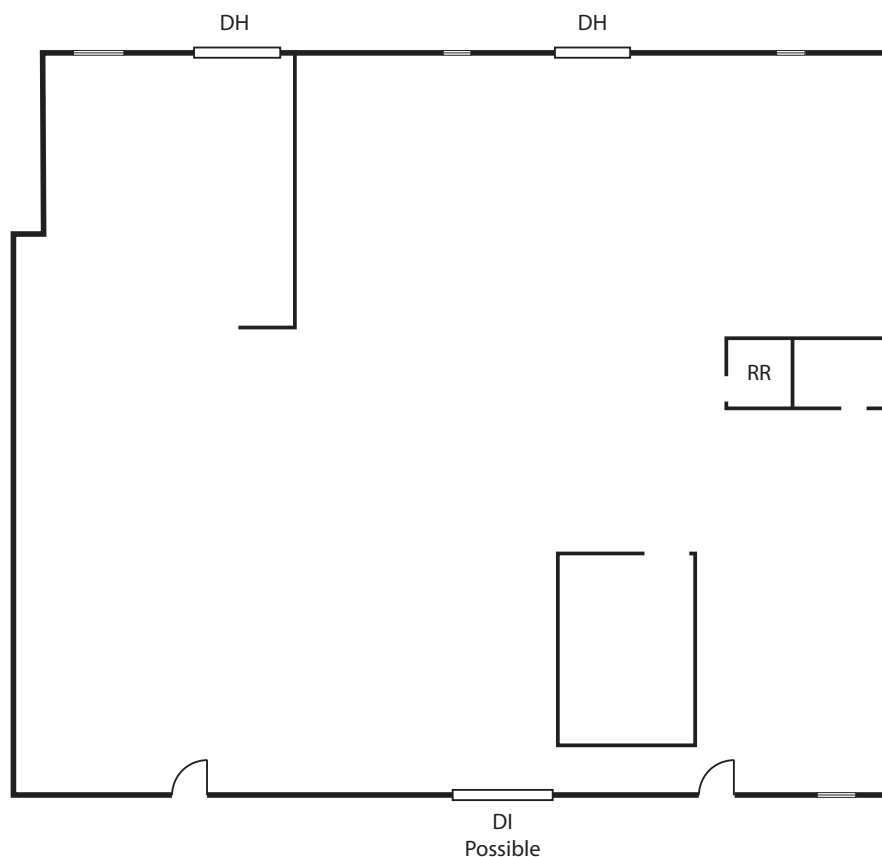
Located in Denver, this expansive 7,256 square foot warehouse offers prime accessibility to I-70 and 6th Ave, making it an ideal hub for a variety of businesses. Featuring two loading docks, one drive-in access point, and flexible industrial zoning, this space is perfectly suited for manufacturing, distribution, 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.

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



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