

2596 West Barberry Place
Denver, CO 80204



Industrial Lease Opportunity

6,677 SF | \$12.50/SF NNN

Building Highlights:



Infill location less than 3 miles from Denver CBD



Excellent access to Metro Denver via 8th Ave. & I-25



Drive-In Loading



Functional unit layout with ideally configured office

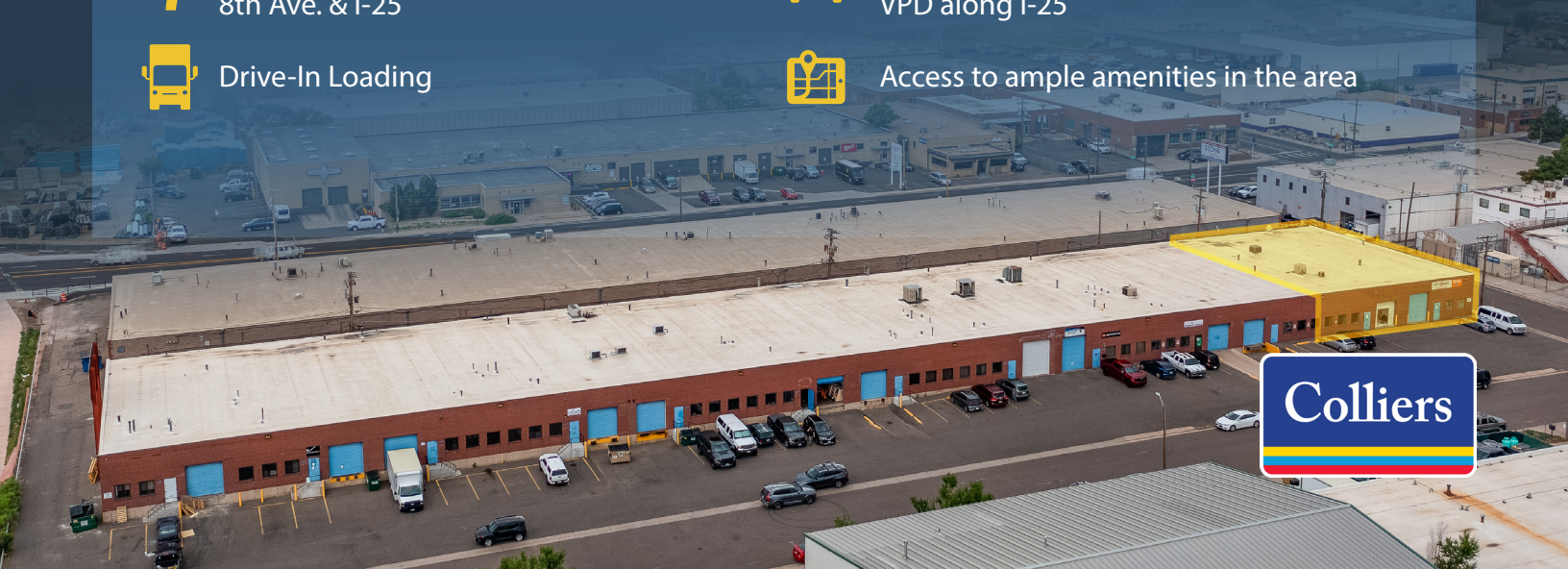


Strong visibility with over 228,000 VPD along I-25



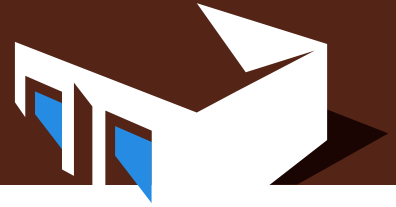
Access to ample amenities in the area

Available Immediately



Colliers

2596 W. Barberry Pl.
6,677 SF



Unit Highlights:

Size:
6,677 SF

Office:
1,493 SF

YOC:
1961

Clear Height:
14'

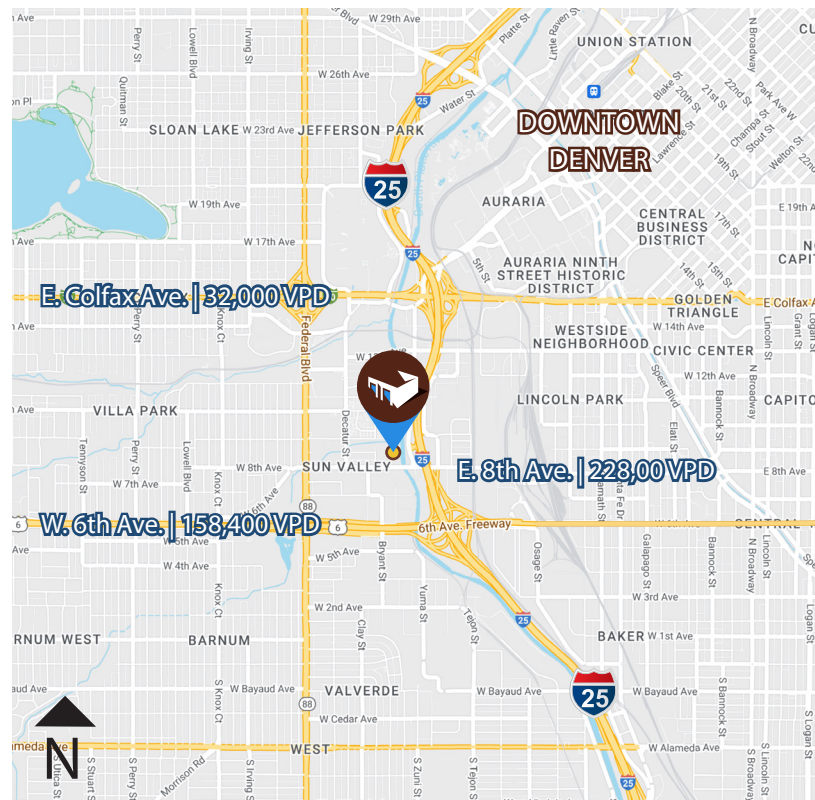
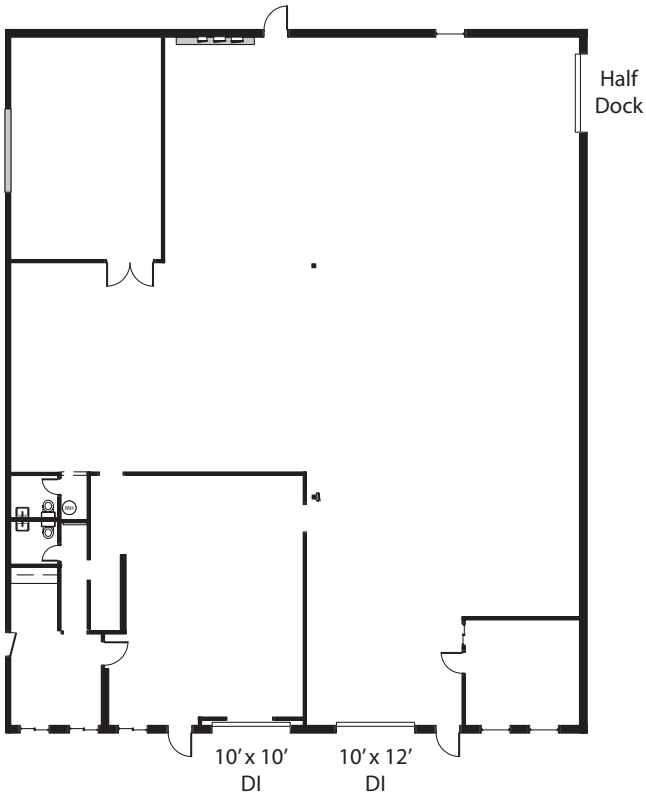
Loading:
Two (2) Drive-Ins

Lease Rate:
\$12.50/SF NNN

OpEx:
\$5.50/SF (2025 Est.)

Parking:
0.62/1000

Zoning:
I-1, Denver



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