

2080

W. Barberry Pl.

Denver, CO 80202



FOR LEASE

SMALL CENTRAL DENVER INDUSTRIAL SUITE

Property Overview

- 4,000 SF industrial warehouse space available for lease
- 12' clear height
- Loading dock
- 3-phase/600 amps
- 1 drive-in door, 1 dock-high door: both dedicated to tenant
- Freezer and cooler in place
- Centrally located with quick, easy access to I-25
- I-B zoning allows for variety of industrial uses

Lease Rate: \$10.00-12.50/SF NNN

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Building Size	8,000 SF
Availability	4,000 SF
Year Built	1979
Transit Score	90/100
Parking	5 Surfaces
Operating Expenses (Est.)	\$5.50/SF Tenant pays own utilities and janitorial

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