



# 2496 W. 2ND AVE. UNIT 4

DENVER, CO 80223



## FEATURES

**Size:** 4,777 SF

**Lease Rate:** \$5,278.51 per month

**Layout:** 60% warehouse / 40% office

**Loading:** 2 dock-high doors

**Ceiling Height:** 10' clear

**Facility:** Fully insulated

**Parking:** 6 dedicated spaces

### Office Features:

- Reception area, conference room, 2 private offices, 2 restrooms

### CONTACT US:



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MANAGING BROKER

720-276-2717

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**JOSH OAKLEY**

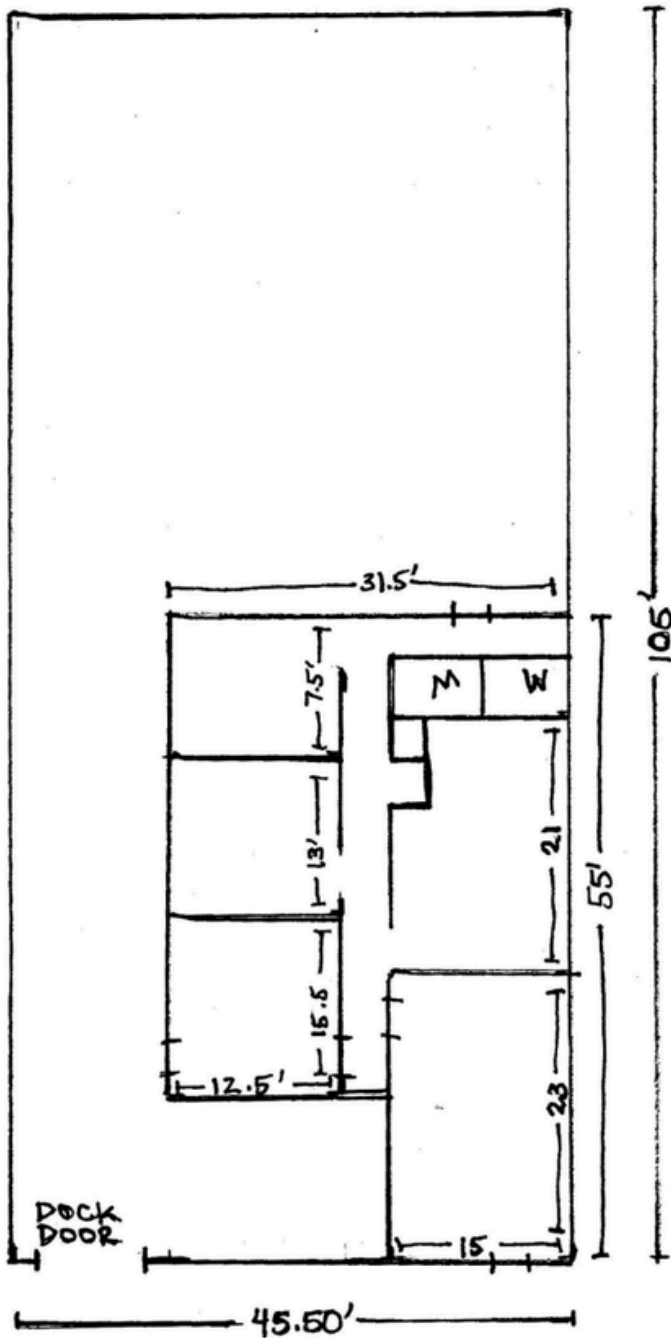
BROKER ASSOCIATE

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The information contained herein was obtained from sources believed reliable; however, Warehouse Hotline makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

# FLOOR PLAN




## Warehouse Hotline

The floor plans provided are for informational purposes only and may not be to scale. While every effort has been made to ensure their accuracy, we cannot guarantee the completeness or correctness of the information presented. The floor plans are intended to give a general overview of the property layout and should not be relied upon as a definitive representation of the actual space.

### MONTHLY LEASE RATE

Base Rent: \$8.00/SF = \$3,184.67

NNN: \$5.26/SF = \$2,093.92

**Total Monthly Rent: \$5,278.51/month**

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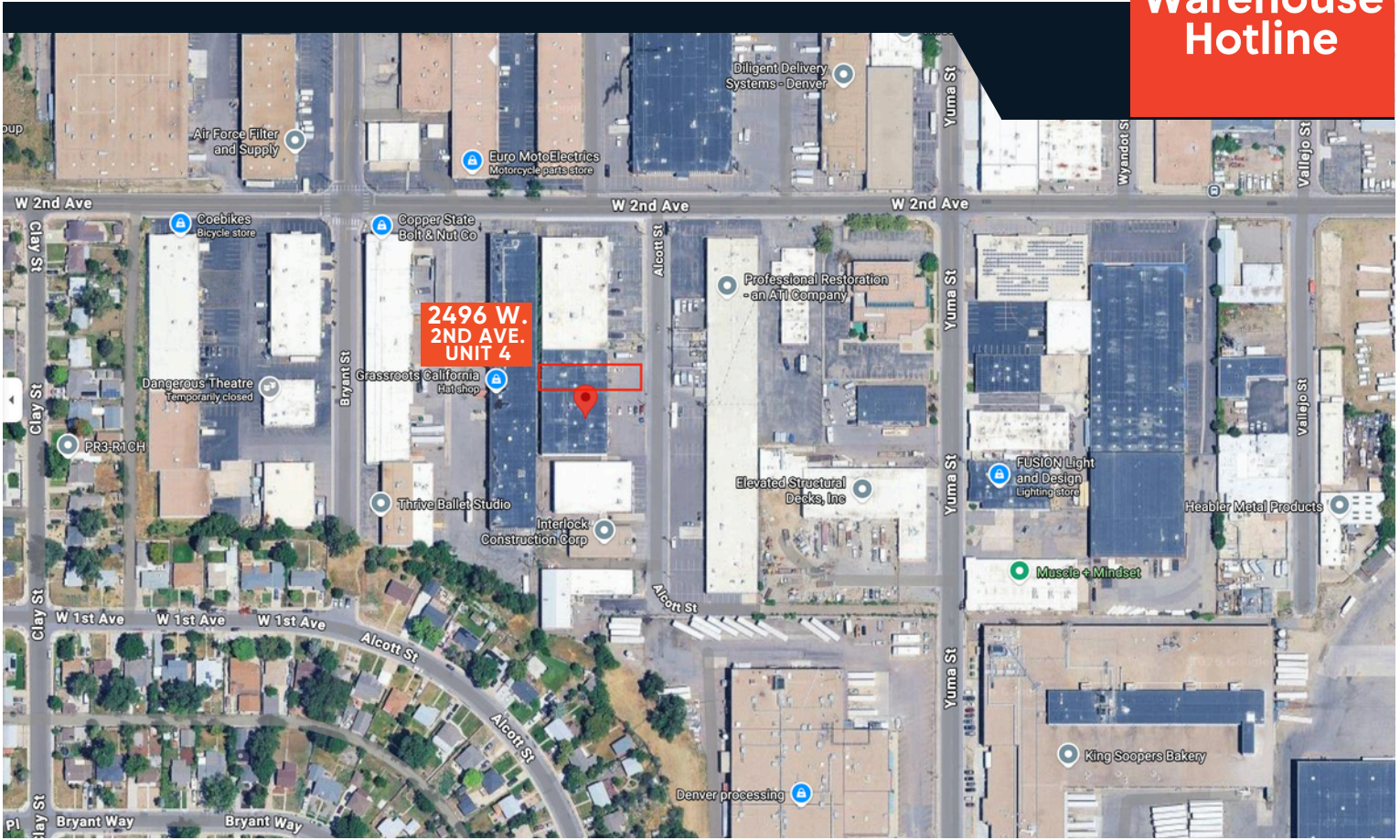


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## LOCATION BENEFITS:

- Prime Central Access: Minutes from I-25 and 6th Avenue, connecting you quickly to Denver's major highways and business districts.
- Proximity to Key Markets: Convenient access to downtown, industrial corridors, and key distribution routes.
- Business-Friendly Area: Surrounded by service providers, suppliers, and a strong workforce base to support operations.

**10 MIN**

I-25 & BROADWAY  
STATION

**11 MIN**

TO DOWNTOWN  
DENVER

**31 MIN**

TO DIA

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# INDUSTRIAL FLEX W/ (2) DOCK-HIGH DOORS | CENTRAL DENVER



**Warehouse  
Hotline**



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