

**INDUSTRIAL SPACE
FOR LEASE**

1942-1950 S. Quebec St.

FENCED/SECURED YARD WITH GATE

DENVER, CO 80231



Highlights

- > Outstanding Exposure & Signage on Quebec Street
- > Fenced Yard for Outside Storage
- > Grade level loading

Building Information

- > Availability: Unit 1950 - 3,770 SF
- > Loading: Two (2) Drive-Ins (10' x 12')
- > Zoning: I-1, Denver
- > Year Built: 1978
- > Clear Height: 14'
- > Rental Rate: \$13.50/SF NNN
- > Operating Expenses: \$8.58/SF (2026)
- > Sprinkler: None

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Accelerating success.

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Site Plan

