



OFFICE/WAREHOUSE FOR LEASE

2390 S Kalamath St #EF

2390 S Kalamath St #EF | Denver, CO 80223



2,000-4,000 SF Available

CONTACT:

BRAD GILPIN

SENIOR VICE PRESIDENT

303.512.1196

bgilpin@uniqueprop.com

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

WWW.UNIQUEPROP.COM



2390 S KALAMATH ST

OFFERING SUMMARY

Available SF:	2,000 - 4,000 SF
Lease Rate:	\$18 SF/yr (MG)
Lot Size:	18,730 SF
Building Size:	12,000 SF
Ceiling Height:	12.0 FT
Year Built:	1973
Renovated:	2026
Zoning:	I-A

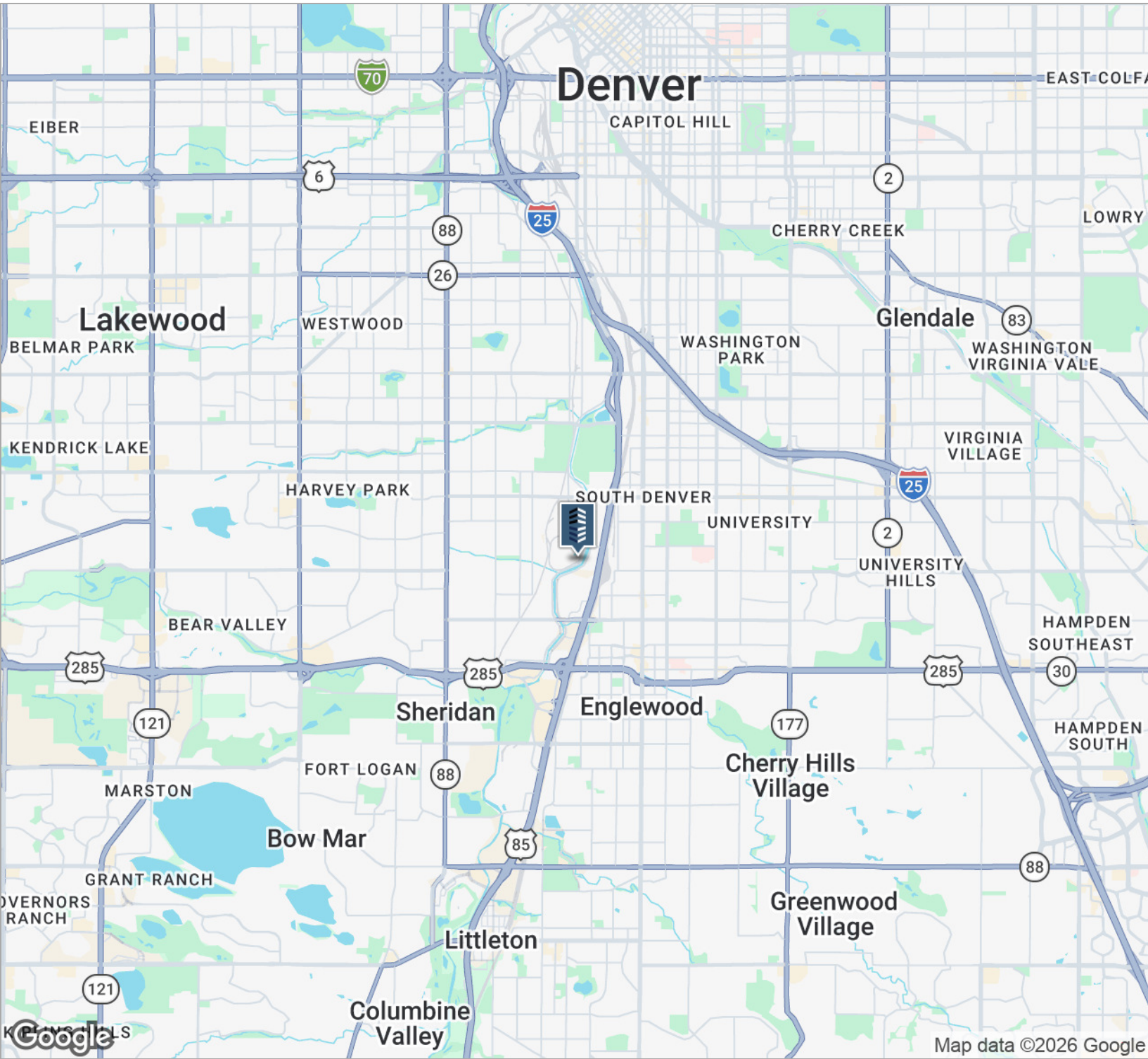
PROPERTY HIGHLIGHTS

- 2,000-4,000 SF office/warehouse units for lease
- Just \$18.00/sf MG or \$3,000/mth MG per 2,000 square feet
- 10'x10' drive in loading door per unit with 12' clear height
- Zoned I-A industrial in the city and county of Denver
- Warehouse and office area has full HVAC
- Ample off street (front and rear) parking and on street parking available.
- Existing automotive lift included, landlord will remove if desired.
- Units have approximately 10%-20% office finish and private restrooms.
- Automotive uses considered.

2,000-4,000 SF OFFICE/WAREHOUSE UNITS FOR LEASE



2,000-4,000 SF OFFICE/WAREHOUSE UNITS FOR LEASE



CONTACT:

BRAD GILPIN
SENIOR VICE PRESIDENT
303.512.1196
bgilpin@uniqueprop.com

The information contained herein was obtained from sources believed reliable; however, Unique Properties 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.