



For Lease
5,300 SF
Industrial



723 South Broadway
Denver, CO 80209

Overview

- Available May 1, 2024
- Excellent signage on Broadway
- Close proximity (a few blocks) from I-25
- LED lighting
- 20+ parking spaces
- Nets \$6.45/sf

Building Size	5,300 SF
Zoning	C-MX-8
Loading	One (1) Dock
Clear Height	11' (13' in most areas)

For Lease: \$15/sf NNN

For more information:

Jake Malman

720 471 1763

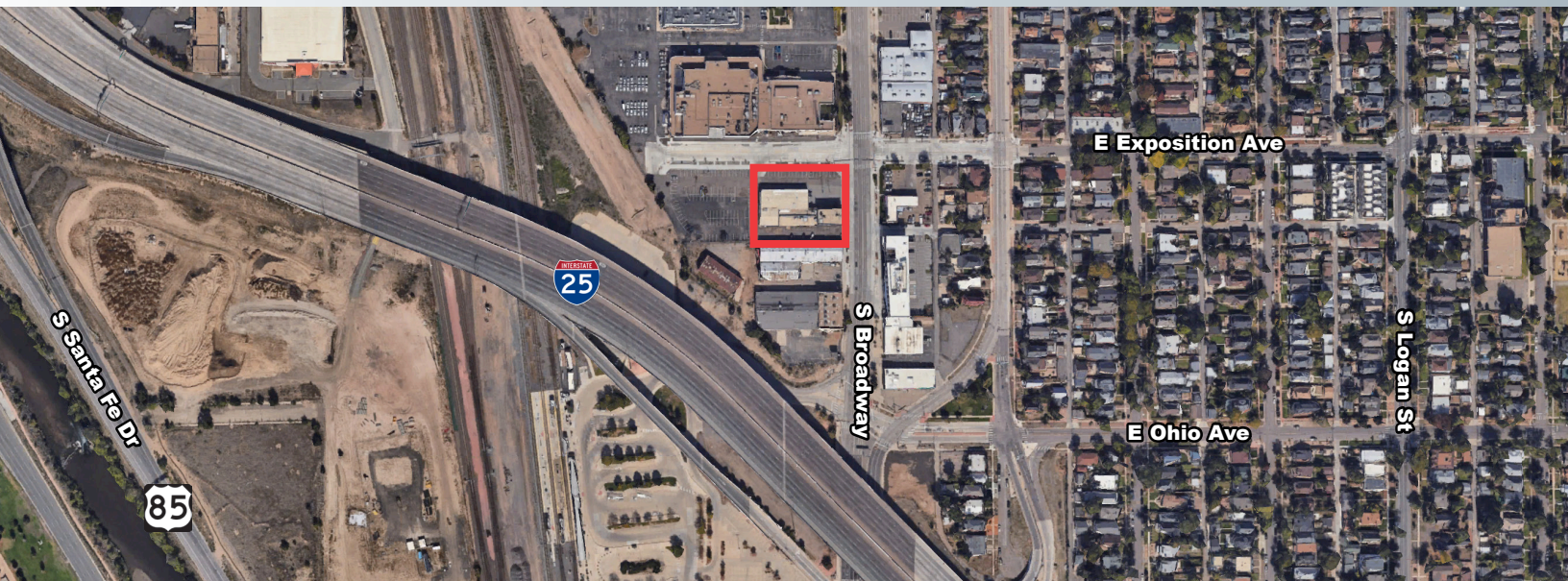
jake@malmancr.com

Dan Prevedel

303 945 5697

dan@malmancr.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.



For more information:

Jake Malman
720 471 1763
jake@malmancr.com

Dan Prevedel
303 945 5697
dan@malmancr.com