

LIGHT INDUSTRIAL / FLEX FOR LEASE

750 EAST 71ST AVENUE

750 E. 71ST AVE., DENVER, CO 80229

TREVEY
COMMERCIAL

OUTDOOR STORAGE



[CLICK HERE FOR 360° DRONE TOUR](#)

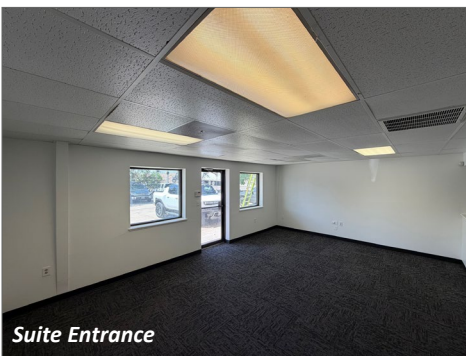
PROPERTY FEATURES

- **5,147 SF - Available Immediately**
 - ±50% Newly Refreshed Office with New Carpet, Paint & LED Lighting
 - ±50% Warehouse / Shop with Two (2) 12' x 12' Drive-in Doors
 - Includes Outdoor Storage / Yard Area
- **18,795 SF - Available August 16, 2026 (Full Building)**
- **Flexible Demising Options - All with Outdoor Storage**
- Ideal for Warehouse, Distribution, or Light Industrial Users
- Functional Mix of Office & Warehouse / Shop Space
- Yard Space Supports Outdoor Storage & Operations
- Unparalleled Access to Major Transportation Routes

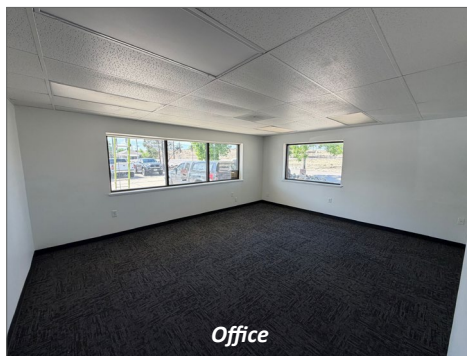
PROPERTY DETAILS

AVAILABLE	±2,555 SF - 18,795 SF
SITE SIZE	1.7 AC Site Allowing Outdoor Storage
LEASE RATE	Suite A: \$16.00 / SF NNN Full Building: Negotiable
CAM / NNN	\$6.92 / SF (Estimate)
LOADING	Seven (7) 12'x12' Drive-in Doors
ZONING	I-1 (Light Industrial)
USE	Automotive, Light Industrial, Warehouse, Flex
POWER	TBV (To be Verified by an Electrician)
Y.O.C.	1986
CITY / COUNTY	Denver / Adams

PROPERTY IMAGES & LOCATION



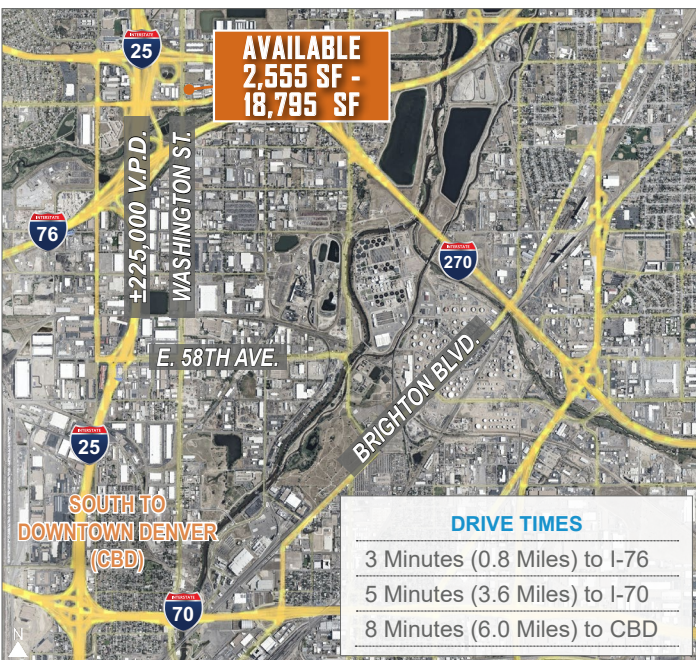
Suite Entrance



Office



Warehouse

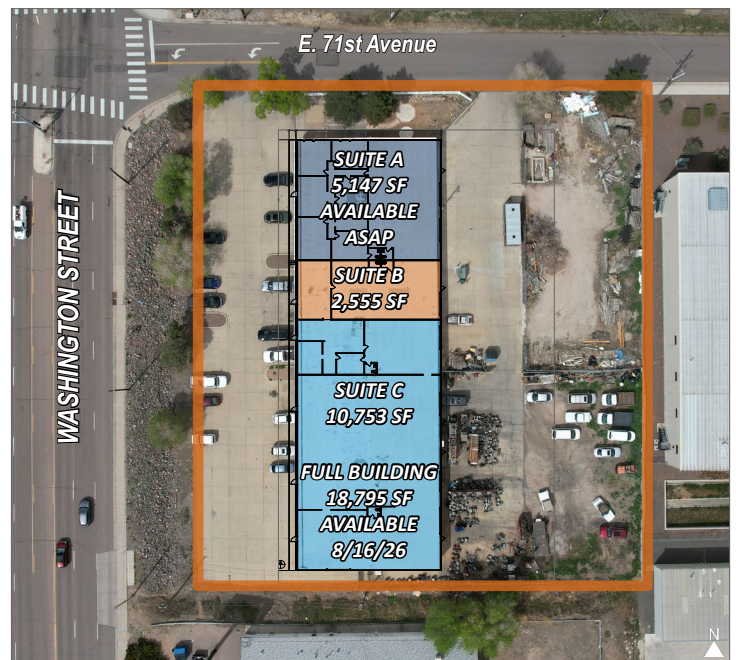


AVAILABLE
2,555 SF -
18,795 SF

SOUTH TO
DOWNTOWN DENVER
(CBD)

DRIVE TIMES

- 3 Minutes (0.8 Miles) to I-76
- 5 Minutes (3.6 Miles) to I-70
- 8 Minutes (6.0 Miles) to CBD



SUITE A
5,147 SF
AVAILABLE
ASAP

SUITE B
2,555 SF

SUITE C
10,753 SF

FULL BUILDING
18,795 SF
AVAILABLE
8/16/26

BROKERAGE DISCLOSURE

Information contained herein has been obtained from sources believed reliable; however, no guarantee, warranty, or representation is made as to its accuracy. All information, including price and terms, is subject to change without notice. Please verify all information prior to reliance.