



2570 West Barberry Place
Denver, CO 80204



Industrial Lease Opportunity

7,029 SF | \$12.50/SF NNN

Building Highlights:

Available 60 Days



Infill location less than 3 miles from Denver CBD



Functional unit layout with ideally configured office



Excellent access to Metro Denver via 8th Ave. & I-25



Strong visibility with over 228,000 VPD along I-25



Dock High & Drive-In Loading

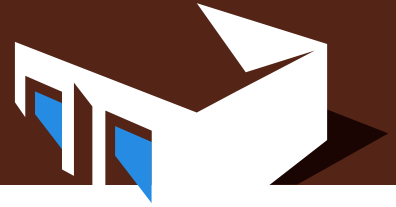


Access to ample amenities in the area



Colliers

2570 W. Barberry Pl.
7,029 SF



Unit Highlights:

Size:

7,029 SF

Office:

904 SF

YOC:

1961

Clear Height:

14'

Loading:

Dock High (1) - 10' x 10'

Drive-In (1) - 10' x 10'

Lease Rate:

\$12.50/SF NNN

OpEx:

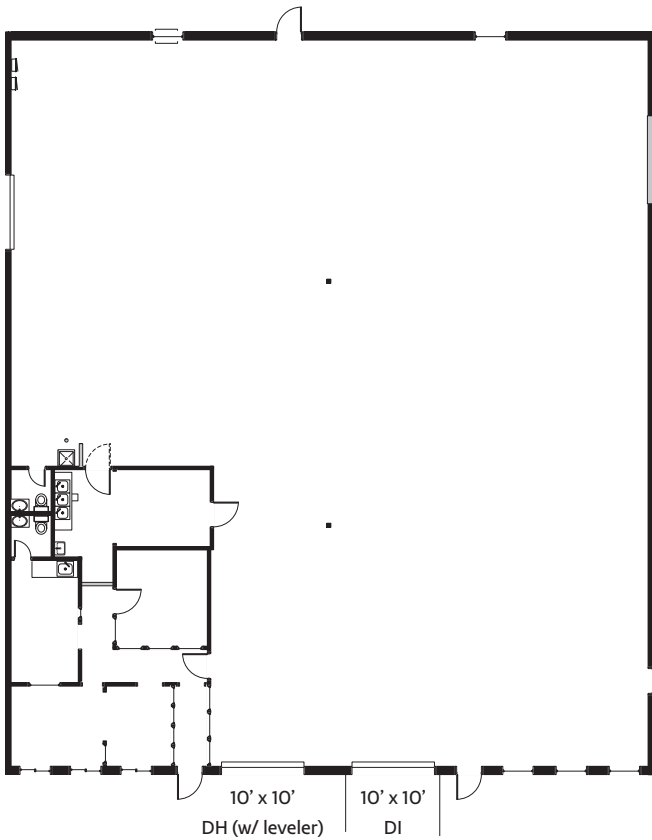
\$5.50/SF (2025 Est.)

Parking:

0.62/1000

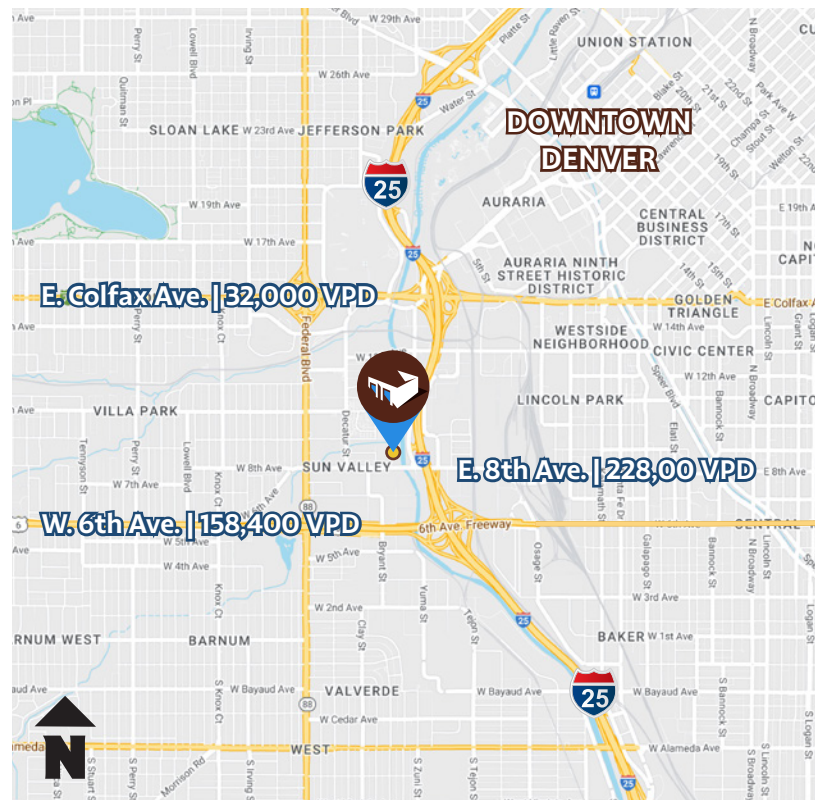
Zoning:

I-1, Denver



10' x 10'
DH (w/ leveler)

10' x 10'
DI



Contact Us:

Nicholas Nasharr

+1 303 283 4563

nicholas.nasharr@colliers.com

Nick Rice

+1 720 833 4620

nick.rice@colliers.com

T.J. Smith, SIOR

+1 303 283 4576

tj.smith@colliers.com

4643 S. Ulster Street, Suite 1000

Denver, CO 80237

+1 303 745 5800 | colliers.com/denver

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