

601

W. 29TH AVENUE

DENVER.CO 80205

FOR LEASE
6,540 SF



FREESTANDING INDUSTRIAL BUILDING - DOWNTOWN DENVER

Property Overview

- Free standing industrial building ready and available for a variety of commercial uses including industrial, retail, and office due to the versatile C-MX-12 zoning.
- Fantastic location in the Ballpark District of Downtown Denver – Just blocks from Coors Field, McGregor Square and minutes from RiNo and LoDo.
- The property is surrounded by several thousand apartment units providing great opportunities for customers and/or employees.
- Great accessibility – 2 Minutes to I-25 and just blocks from Union Station giving great access to public transportation for customers and employees.
- 18 Off-street, gated parking spots as well as paid street parking
- Includes Two (2) 10' Drive-in doors

Property Facts

Availability	6,540 SF
Building Size	6,540 SF
Lot Size	15,569 SF
Ceiling Height	15-27'
Zoning	C-MX-12
Year Built	1974
NNN Est.	\$15.15/SF

Lease Rate: \$11.00/SF NNN

NAIShames Makovsky

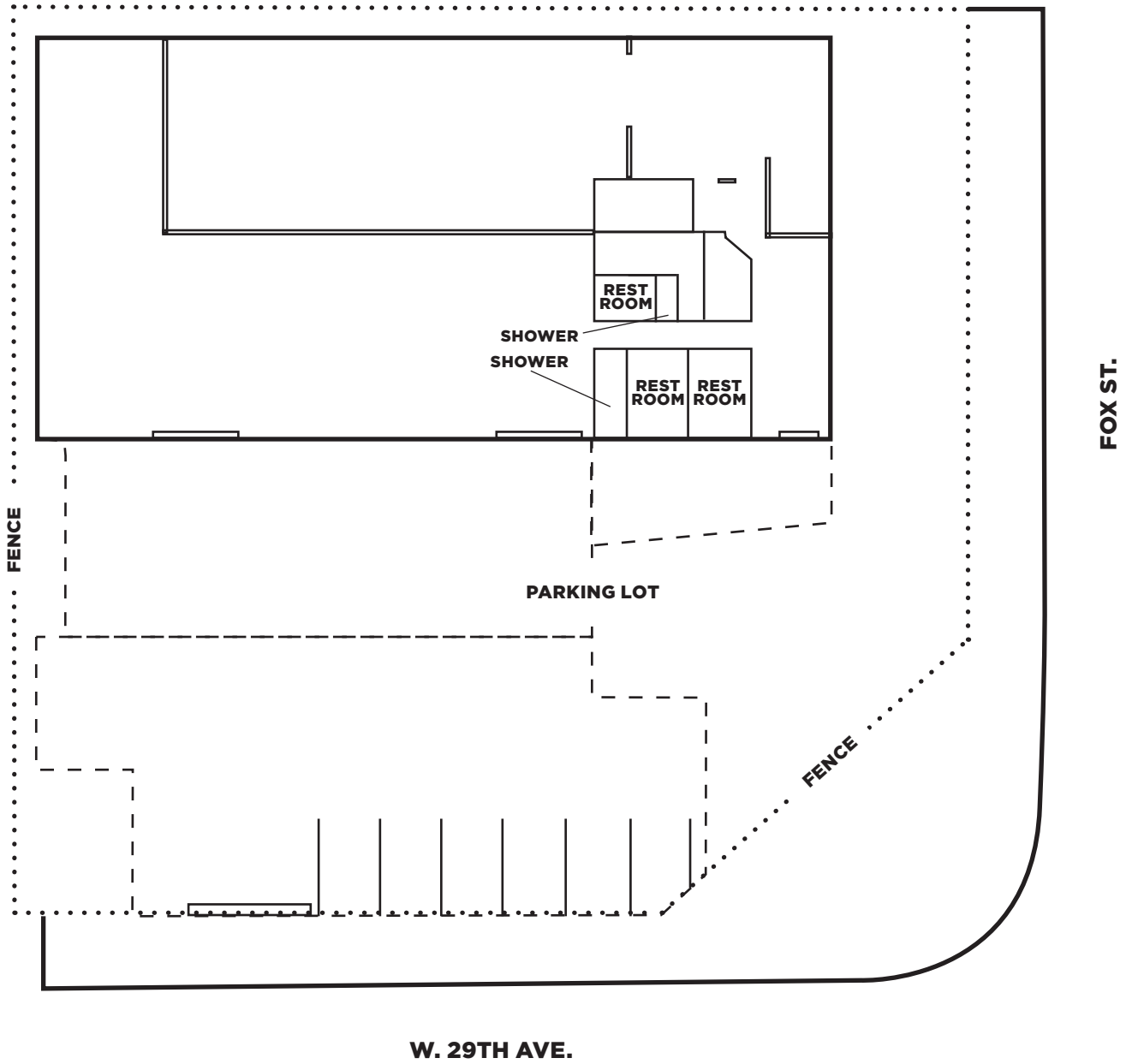
SOLOMON STARK

(303) 565 3032

sstark@shamesmakovsky.com



FLOOR PLANS





Very Walkable **83**

NAIShames Makovsky

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.

SOLOMON STARK
(303) 565 3032
sstark@shamesmakovsky.com