

FOR LEASE

2590 West 2nd Ave Units 24 & 25

DENVER, COLORADO 80219



Industrial Space For Lease: Up to 9,273 SF (Divisible to 3,700 SF)
Great Central Location



FOR LEASE

2590 West 2nd Avenue, Units 24 & 25

Denver, Colorado 80219



Lease Rate: Contact Broker for Pricing

OpEx: \$5.69/SF (2026)

Building Features

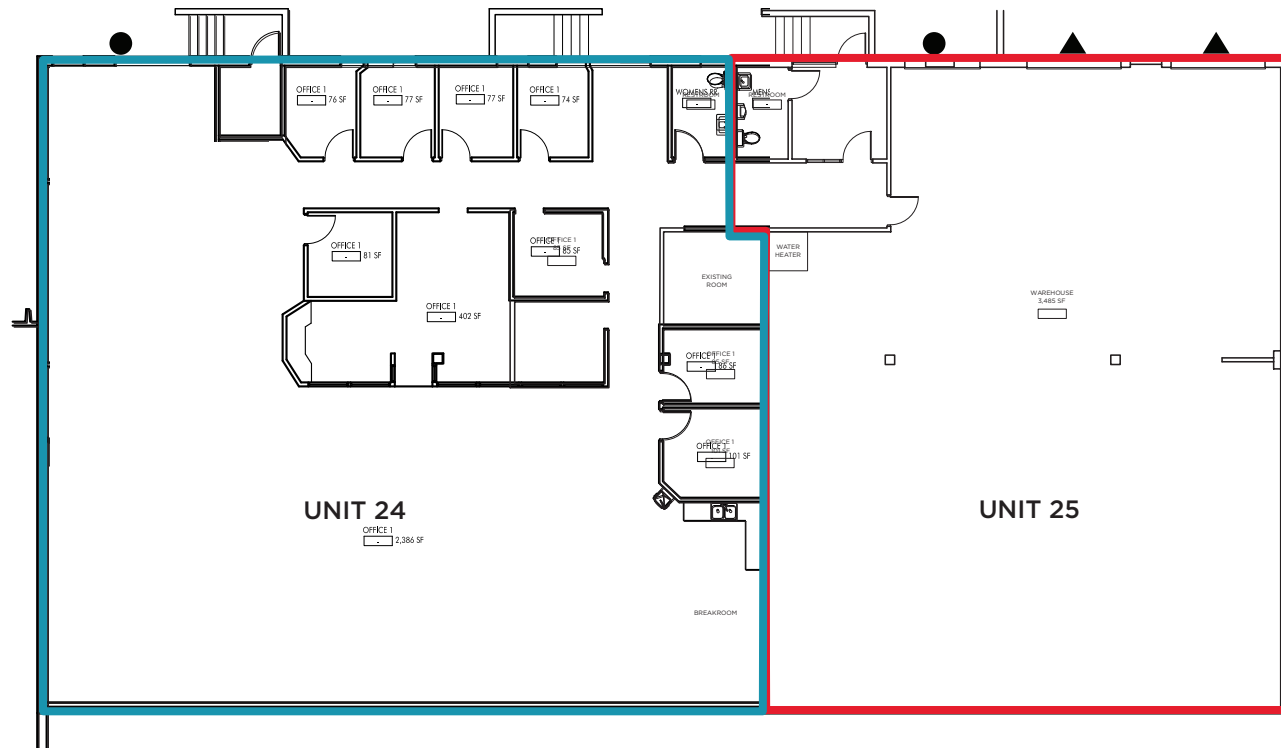
Available Space:	Unit 24: 5,573 SF	Unit 25: 3,700 SF	Total: 9,273 SF
Loading:	Unit 24: 1 Dock-high door	Unit 25: 1 Dock-high door & 2 Drive-in door	
Year Built:	1968		
Clear Height:	14'		
Zoning:	I-A, UO-2		

Floor Plan

Unit 24 & 25 | 9,273 SF

LEGENDS:

- Dock-high door
- ▲ Drive-in door



Please note: Floor plan is not to scale.

FOR LEASE

2590 West 2nd Avenue, Units 24 & 25

Denver, Colorado 80219



Aaron Valdez, SIOR
Executive Director
+1 303 819 7333
aaron.valdez@cushwake.com

Tyler Smith, SIOR, CCIM
Executive Director
+1 303 312 4296
t.smith@cushwake.com

Alec Rhodes, SIOR
Executive Director
+1 303 312 4282
alec.rhodes@cushwake.com

1515 Arapahoe Street, Suite 1200
Denver, Colorado 80202
T: +1 303 292 3700
F: +1 303 534 8270
cushmanwakefield.com



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PD-202910-V2