



FOR LEASE

5,345 SF Warehouse With Heavy Power And A 10'X12' Drive In Door

2211 S Jason St | Denver, CO 80223



CONTACT:

BRAD GILPIN

SENIOR VICE PRESIDENT

303.512.1196

bgilpin@uniqueprop.com

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

WWW.UNIQUEPROP.COM



2211 S JASON ST

OFFERING SUMMARY

Available SF:	5,345 SF
Lease Rate:	\$11.50 per SF
NNN's:	\$5.50 per SF
Building Size:	5,345 SF
Grade Level Doors:	1
Ceiling Height:	13'-18' clear
Year Built:	1979
Renovated:	2025
Zoning:	I-A

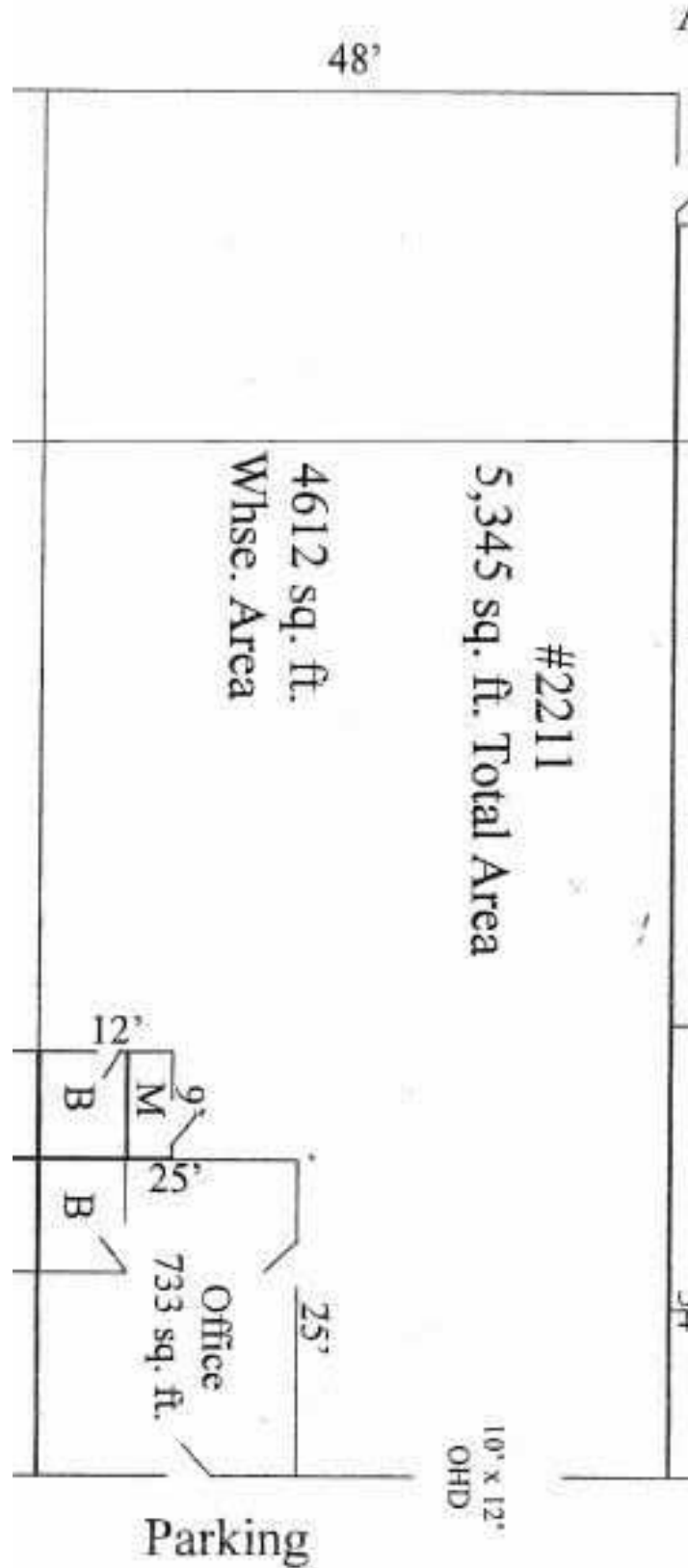
PROPERTY HIGHLIGHTS

- 13'-18' clear warehouse area with a 10'x12' drive in loading door
- Heavy power - 800-amp 3-phase
- 4,612 SF warehouse area with 733 SF of office area
- Office area is completely open with an ADA restroom
- Lease rate of just \$7,572 per month plus utilities*
- Located just South of W. Evans Ave. on S. Jason Street in Denver.
- Warehouse area has air conditioning as well!

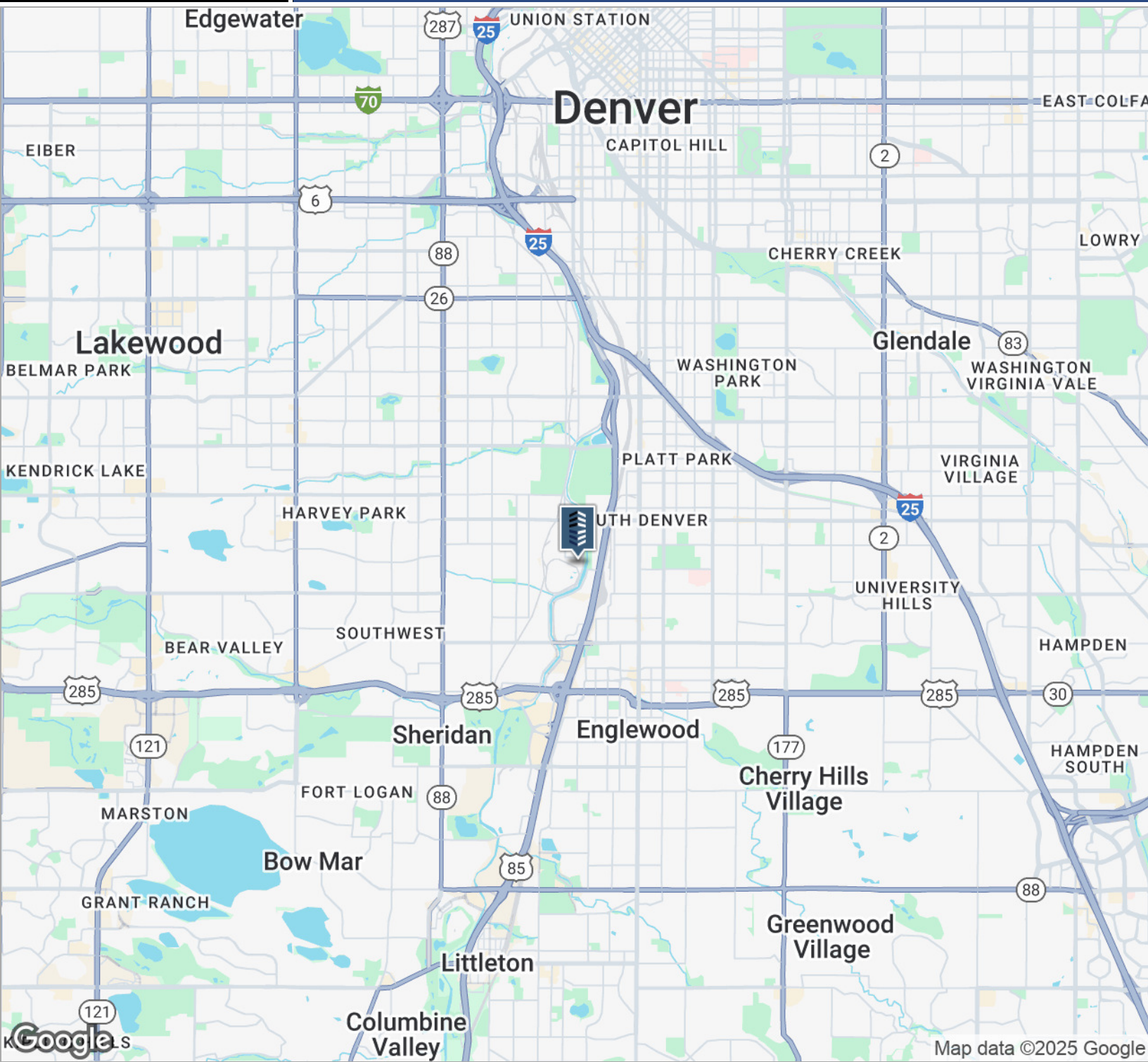
5,345 SF WAREHOUSE WITH HEAVY POWER AND A 10'X12' DRIVE IN DOOR



5,345 SF WAREHOUSE WITH HEAVY POWER AND A 10'X12' DRIVE IN DOOR



5,345 SF WAREHOUSE WITH HEAVY POWER AND A 10'X12' DRIVE IN DOOR



CONTACT:

BRAD GILPIN
SENIOR VICE PRESIDENT
303.512.1196
bgilpin@uniqueprop.com

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.