

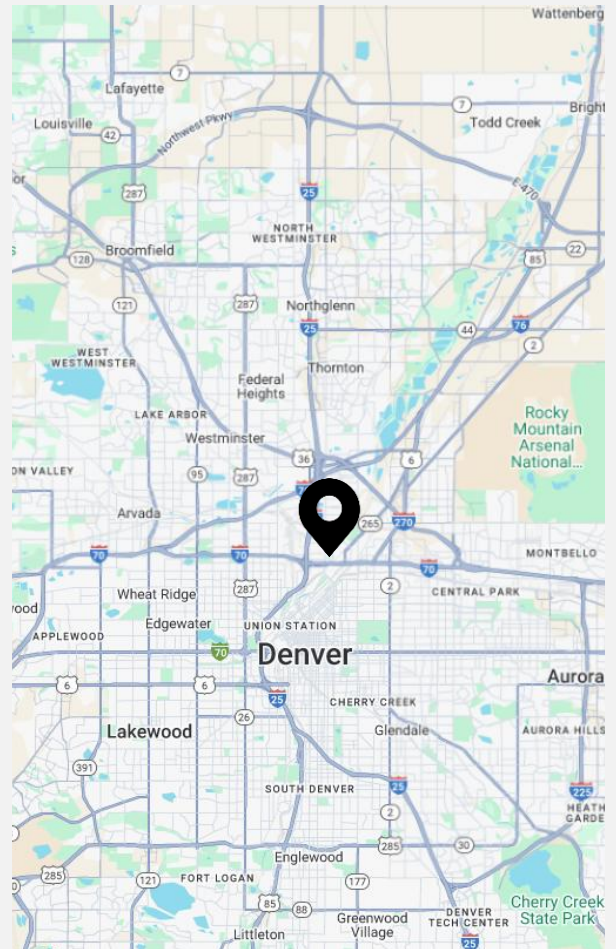
WAREHOUSE WITH YARD FOR LEASE

2,400 SF & 1,800 SF SF Suites



955 E 58th Ave, Denver, CO is strategically located along I-25 with access from 58th Avenue and Washington Street

Available Suites	Suite L and Suite E
Suite Size	2,400 SF, 1,800 SF 4,200 SF Contig.
Office %	5% of Suite + Bathroom
Zoning	I1 - Adams County
Clear Height	14' Clear
Loading	1 Drive-In Door per Suite (12' x 10' Door)
Power	3P, 100A (TBV)
Rent (All-in)	\$20.00 PSF Gross – Offering Free Rent
Parking	8 Spaces + Yard
HVAC	A/C in Office Gas Fired Unit in Warehouse

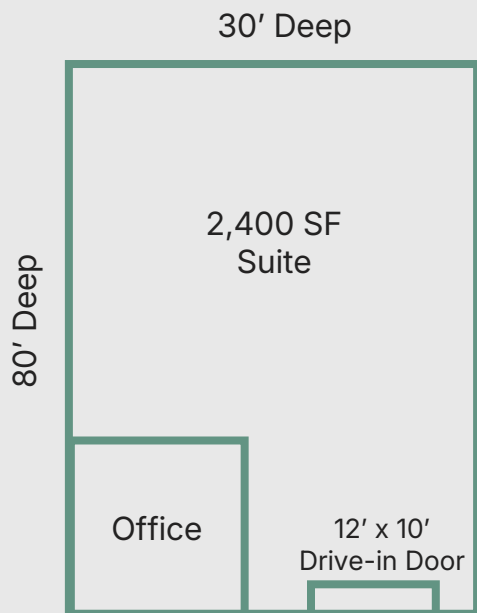


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