



2556 West Barberry Place
Denver, CO 80204



Industrial Lease Opportunity

3,517 SF | \$14.00/SF NNN

Building Highlights:

Available Now



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



Oversize Drive In (12' x 14')

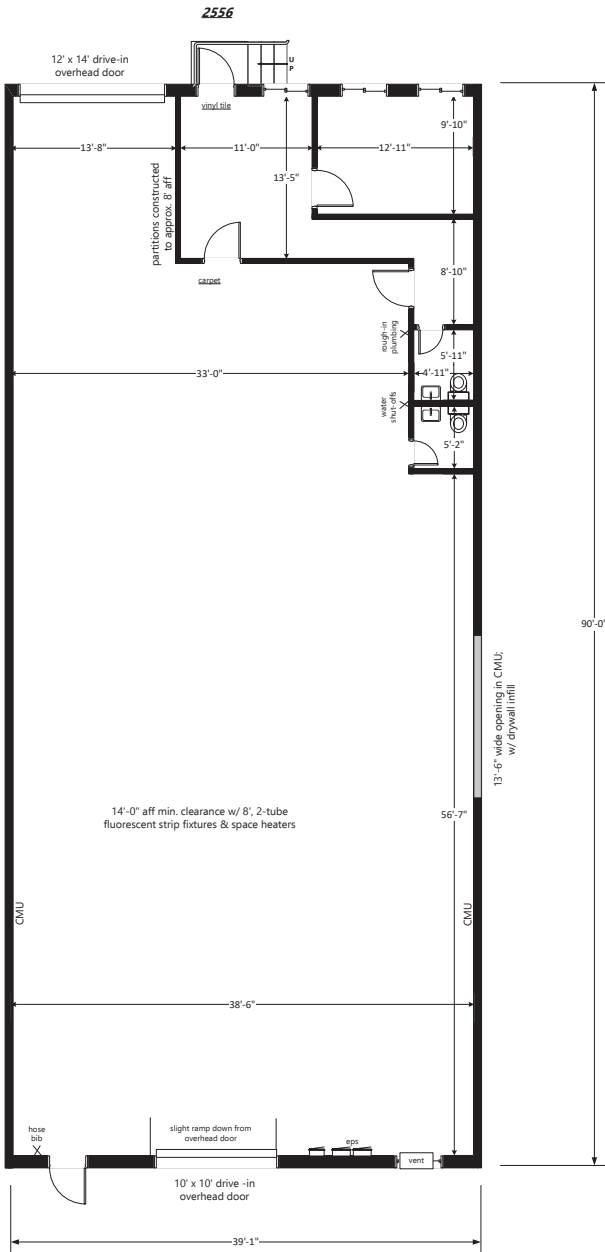
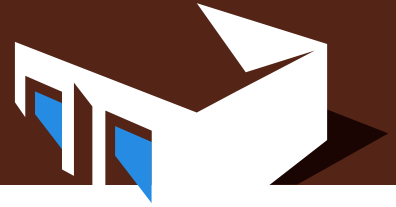


Access to ample amenities in the area



Colliers

2556 W. Barberry Pl.
3,517 SF



Unit Highlights:

Size:
3,517 SF

Office:
457 SF

YOC:
1961

Clear Height:
14'

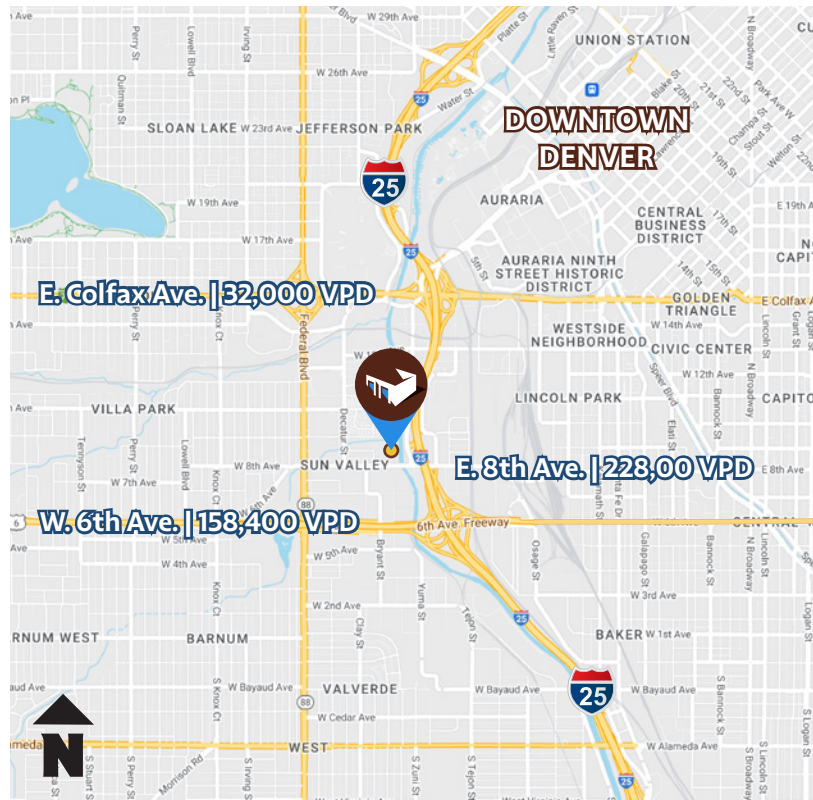
Loading:
One (1) Drive In (12' x 14')
One (1) Drive In (10' x 10')

Lease Rate:
\$14.00/SF NNN

Op. Exp.:
\$5.40/SF (2026 Est.)

Parking:
0.62/1000

Zoning:
I-1, Denver



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

This communication has been prepared by Colliers Denver for advertising and/or general information only. Colliers Denver makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers Denver excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers Denver and/or its licensor(s). © 2022. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

