

FOR LEASE

INDUSTRIAL/FLEX SPACE



2380 S Delaware St, Denver, CO 80223

Property Highlights

- » Renovated units in Summer 2026 with brand new office, restrooms, lighting and much more
- » Unit 101: Two drive in doors, two offices, one conference room and one ADA restroom
- » Unit 102: One drive in doors, two offices, one conference room and one ADA restroom
- » Functional single story building configuration
- » Flexible two unit building
- » Available as two units or tenant can occupy full building

Property Details

Availability	Unit 101 - 4,800 SF Unit 102 - 4,800 SF
Clear Height	14-17' (barrel roof)
Year Built / Renovated	1974/2026
Parking	4 spaces per unit + street parking
NNN Expenses	\$7/SF (2026 Est.)

Lease Rate: \$12.50 NNN

For more information:

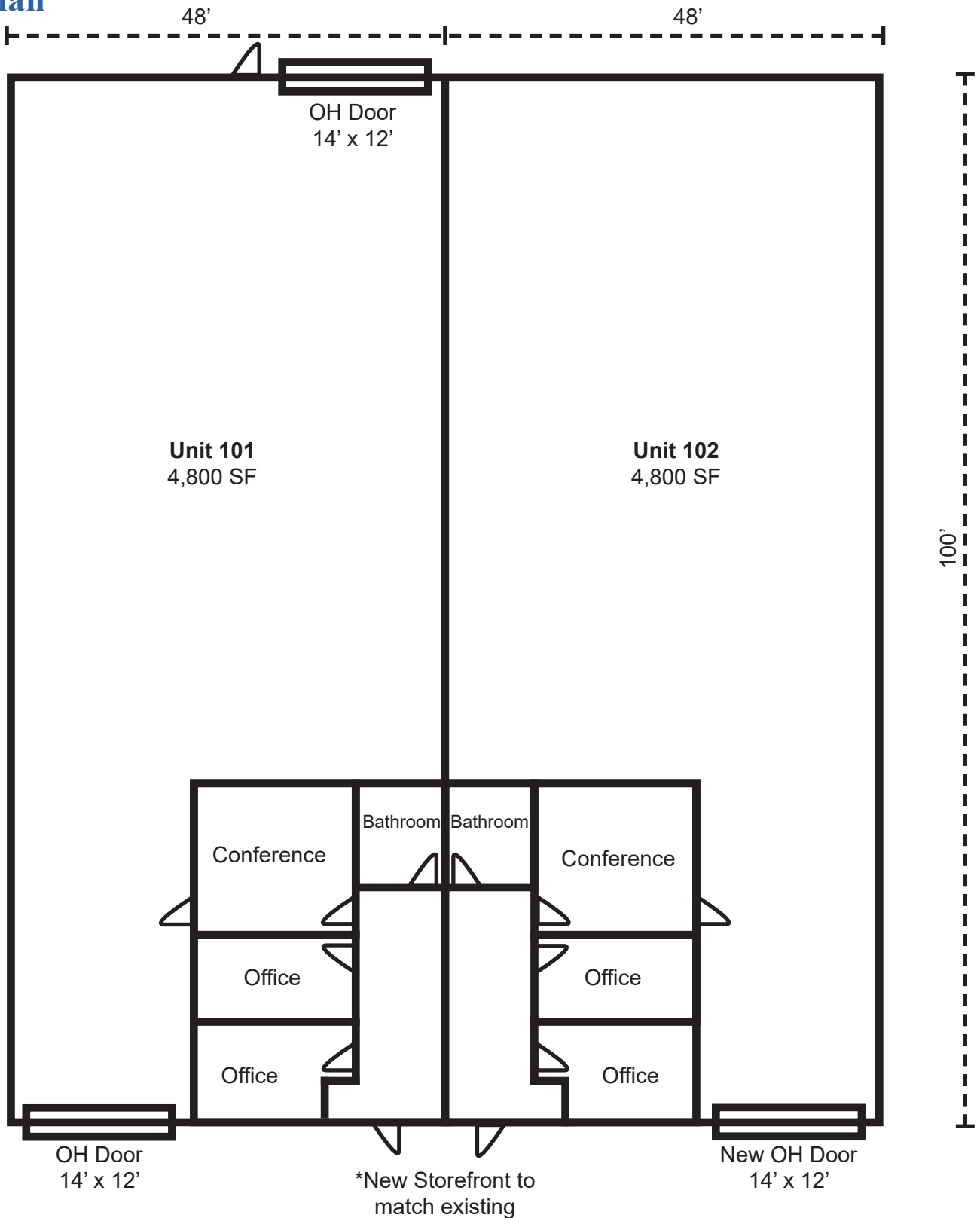
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Floor Plan



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6.8 Miles from
Downtown Denver

Santa Fe Dr.

SUBJECT PROPERTY

S Delaware St.

Location & Area Amenities

- » Convenient access to I-25 and Santa Fe Drive
- » Minutes from the Evans RTD Light Rail Station
- » Located within an established industrial and commercial corridor
- » Close to South Broadway dining, retail, and services
- » Near Overland Golf Course and nearby recreation
- » Positioned near future stadium and redevelopment activity

Lease Rate: \$12.50 NNN

Demographics

Population	1 Mile	3 Miles	5 Miles
Population (2020)	11,357	152,439	436,131
Population (2025)	12,248	152,696	441,396

Households

Total Households (2020)	5,221	64,039	197,305
Total Households (2025)	5,614	64,262	200,247

Median Household Income	\$119,570	\$94,037	\$90,992
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