

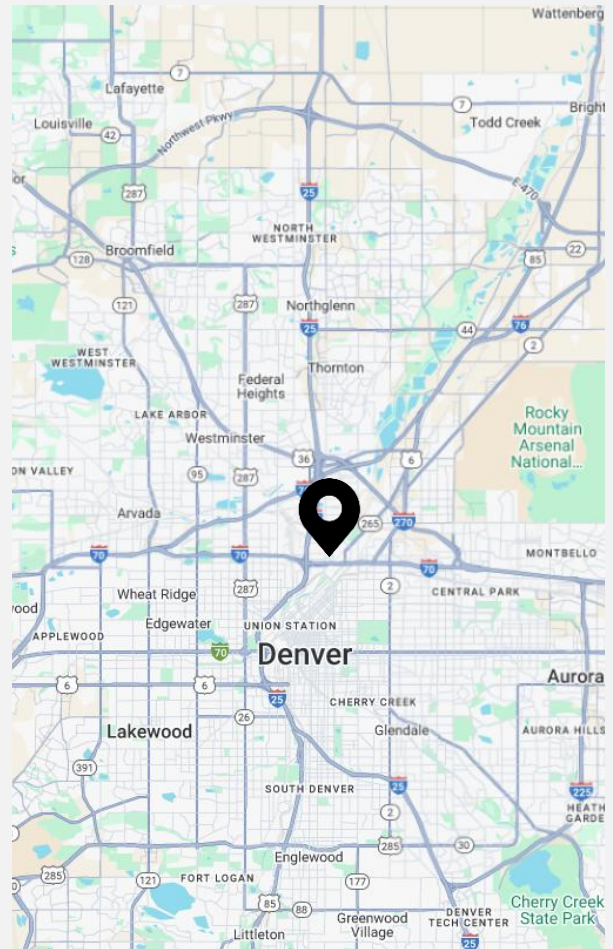
WAREHOUSE FOR LEASE

1,800 SF, 2,400 SF, 2,700 SF, 4,800 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 A, Suite D, Suite E
Suite Size	1,800, 2,400 SF, 2,700 SF, & 4,800 SF
Office %	5% of Suite
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
Parking	6 Spaces per 2,400 SF Suite
HVAC	A/C in Office Gas Fired Unit in Warehouse

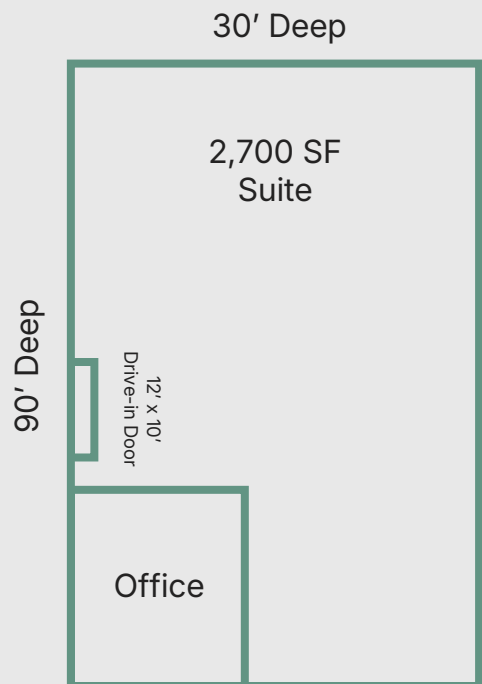
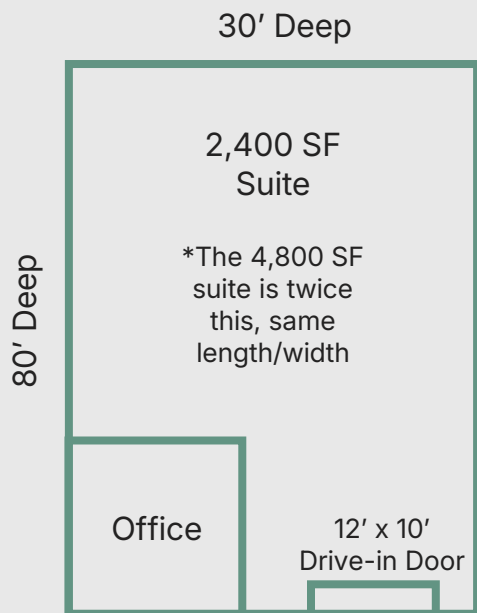


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