FOR LEASE | SMALL BAY INDUSTRIAL

913 E 75TH AVENUE

Denver, CO 80229

Available Space: Units D/K, E and J | 2,147 SF to 4,475 SF
Lease Rate: $12.50/SF - $13.50/SF NNN ($6/SF NNN's)

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REAL ESTATE

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PROPERTY SUMMARY

OFFERING SUMMARY

Henry Group Real Estate is pleased to present Units D/K, E and J at 913 E 75th Avenue, Denver, CO 80229, for lease offering 2,147 SF up to 4,475 SF of versatile industrial flex space.

The property features small office areas, private restrooms, and small fenced yards, providing businesses with functional and efficient layouts. Each unit includes four exclusive parking spaces, with additional shared parking available onsite. With highly usable floor plans and flexible industrial zoning, these spaces are ideal for a variety of industrial, service, and operational uses.

Conveniently located near I-25, I-76, and Highway 36, the site offers quick access throughout the Denver metro area. Its proximity to major freight routes and DIA enhances efficiency for businesses with logistics, distribution, or service-based needs.

PROPERTY HIGHLIGHTS

- **Industrial Features:** 3-phase/200 amp power, 12' overhead doors (12'x10'), 16' clear height and sprinklered
- **Site Amenities**: Private office and restroom
- **Zoning & Location:** I-1 zoning in unincorporated Adams County with a Denver address
- **Access:** Easy connectivity to I-25, I-76, US 36, I-270, and Hwy 85

Property Address	913 E 75th Avenue, Denver, CO 80229
Building Size	8,932 SF
Year Built	1998 | 2000
Zoning	I-1
Unit Available	**Units D/K, E and J**
Available Space	**2,147 SF - 4,475 SF**
Lease Rate	**$12.00/SF - $13.50/SF NNN ($6/SF NNN's)**

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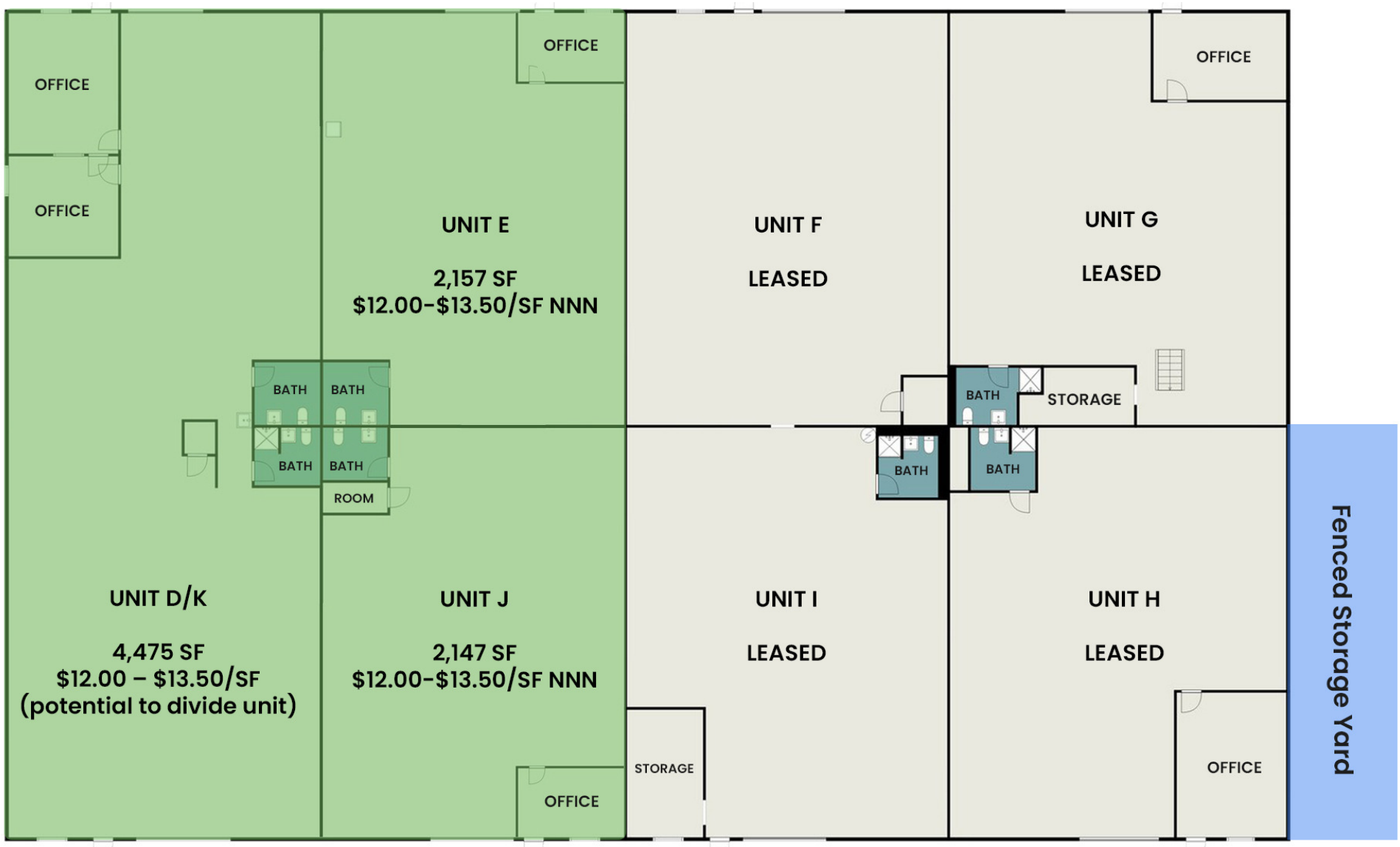
FLOOR PLAN



INTERIOR PHOTO

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AERIAL PHOTOS

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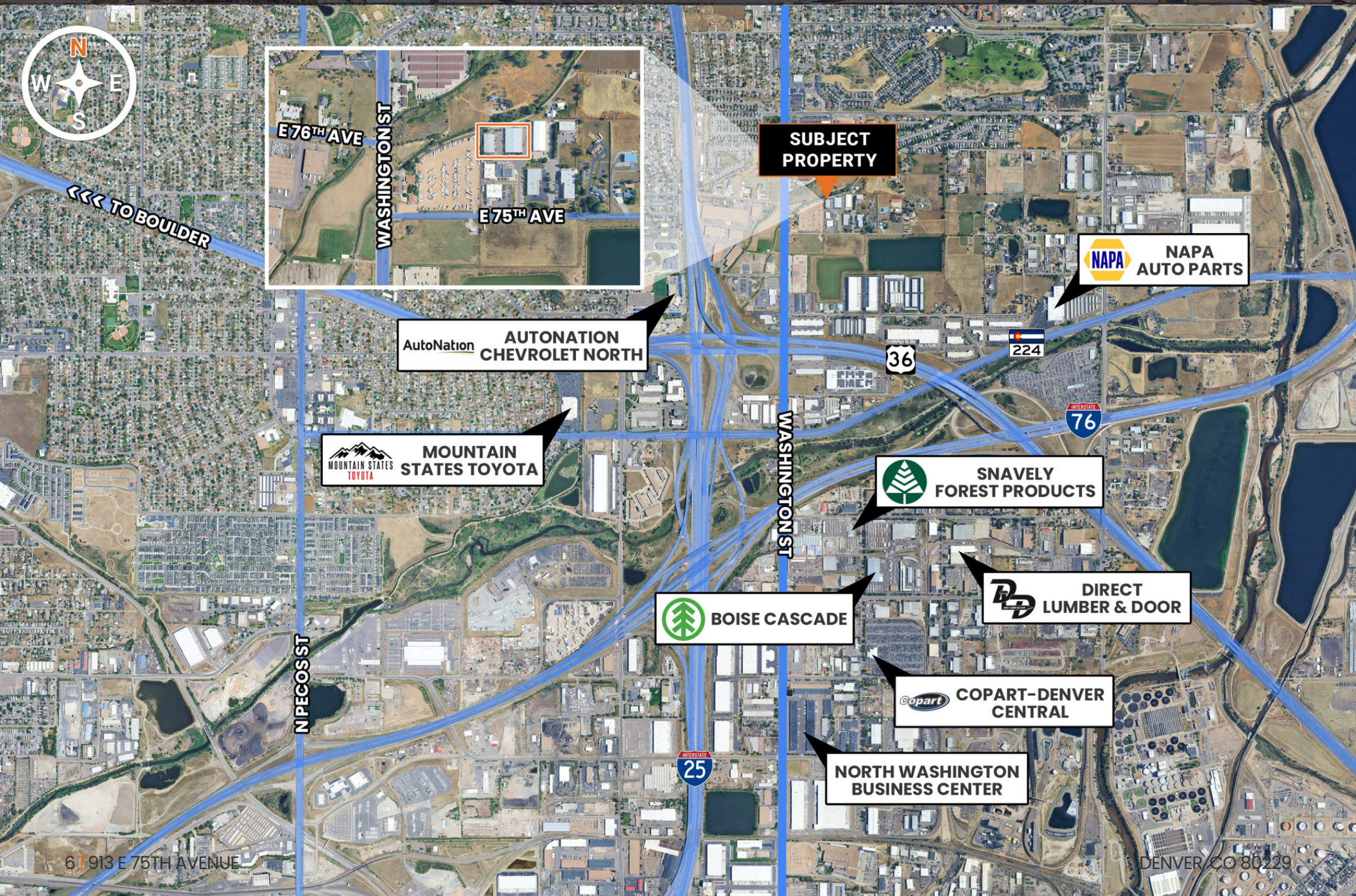
AREA MAP



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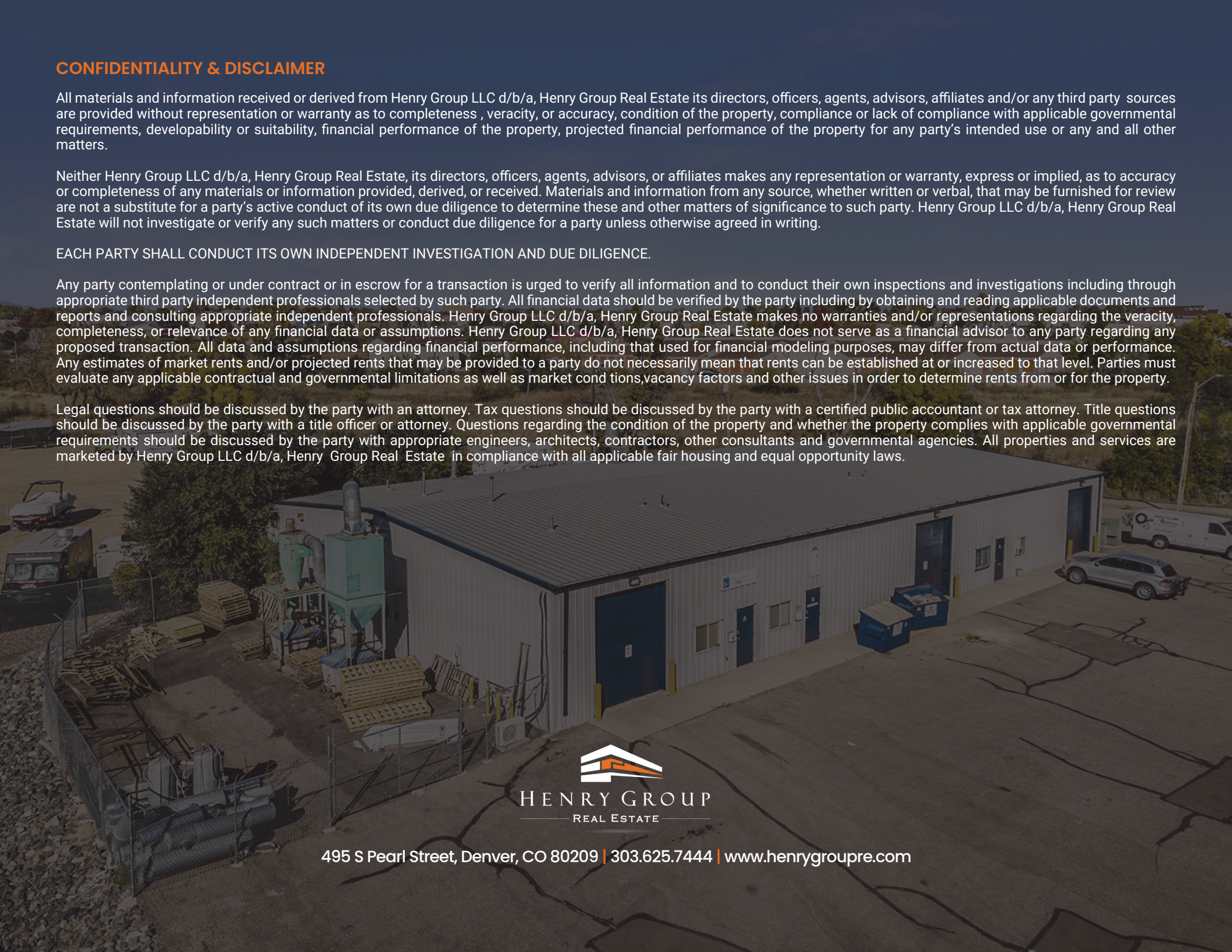
Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group LLC d/b/a, Henry Group Real Estate in compliance with all applicable fair housing and equal opportunity laws.



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