

# FOR LEASE

5,221 SF | INDUSTRIAL + YARD

# 1937-1939 S BANNOCK ST DENVER, CO 80223



15000 W 44TH AVE. SUITE C GOLDEN, CO 80403  
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# PROPERTY INFORMATION

**1937-1939 S BANNOCK ST  
DENVER, CO 80223**

LEASE RATE	\$6,000/MO.
YEAR BUILT	1961
SF AVAILABLE	5,221 SF (TBV)
LOT SIZE	14,063 SF
ZONING	I-A (Denver)



## Property Highlights

- ±14,063 SF secured lot
- ±5,221 SF industrial building with drive-in loading
- Flat lease rate of \$6,000/month
- I-A zoning
- Near South Broadway and the Santa Fe corridor
- Ideal for contractor, service, and outdoor storage users

# EXTERIOR / AERIAL

1937-1939 S BANNOCK ST  
DENVER, CO 80223



\*COMPRISED OF TWO (2) PARCELS FOR LEASE (1937 & 1939)



# RETAIL AERIAL

1937-1939 S BANNOCK ST  
DENVER, CO 80223



SANTA FE DR

S. BROADWAY

S. PEARL ST



SUBJECT PROPERTY

EVANS STATION  
LIGHT RAIL STOP

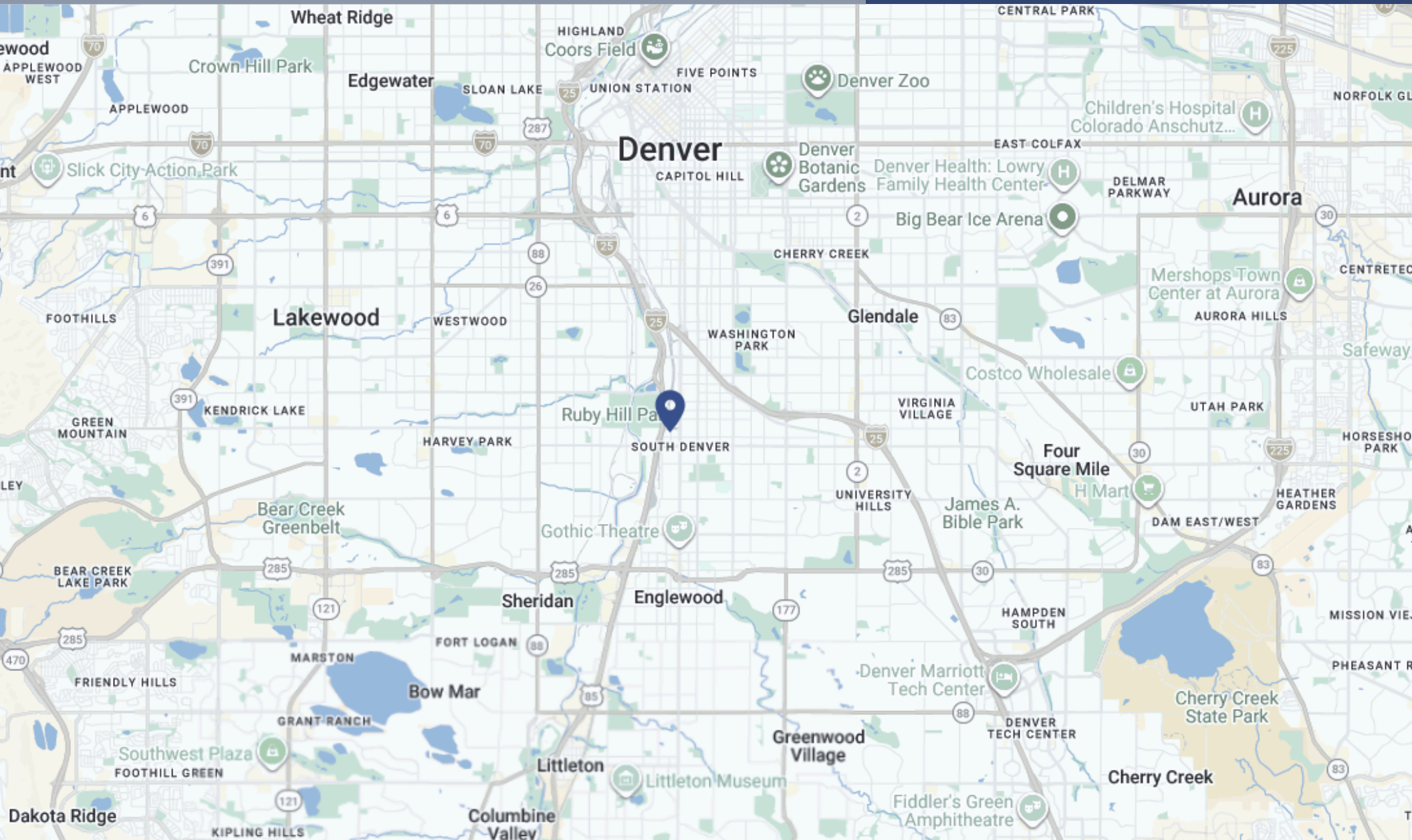


E. EVANS AVE



# LOCATION MAP

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