



FOR LEASE

6,764 SF Ofc/Whs With Fenced Yard

1438 S Cherokee St | Denver, CO 80223

**RATE REDUCED!**  
**GROSS LEASE TERMS!**



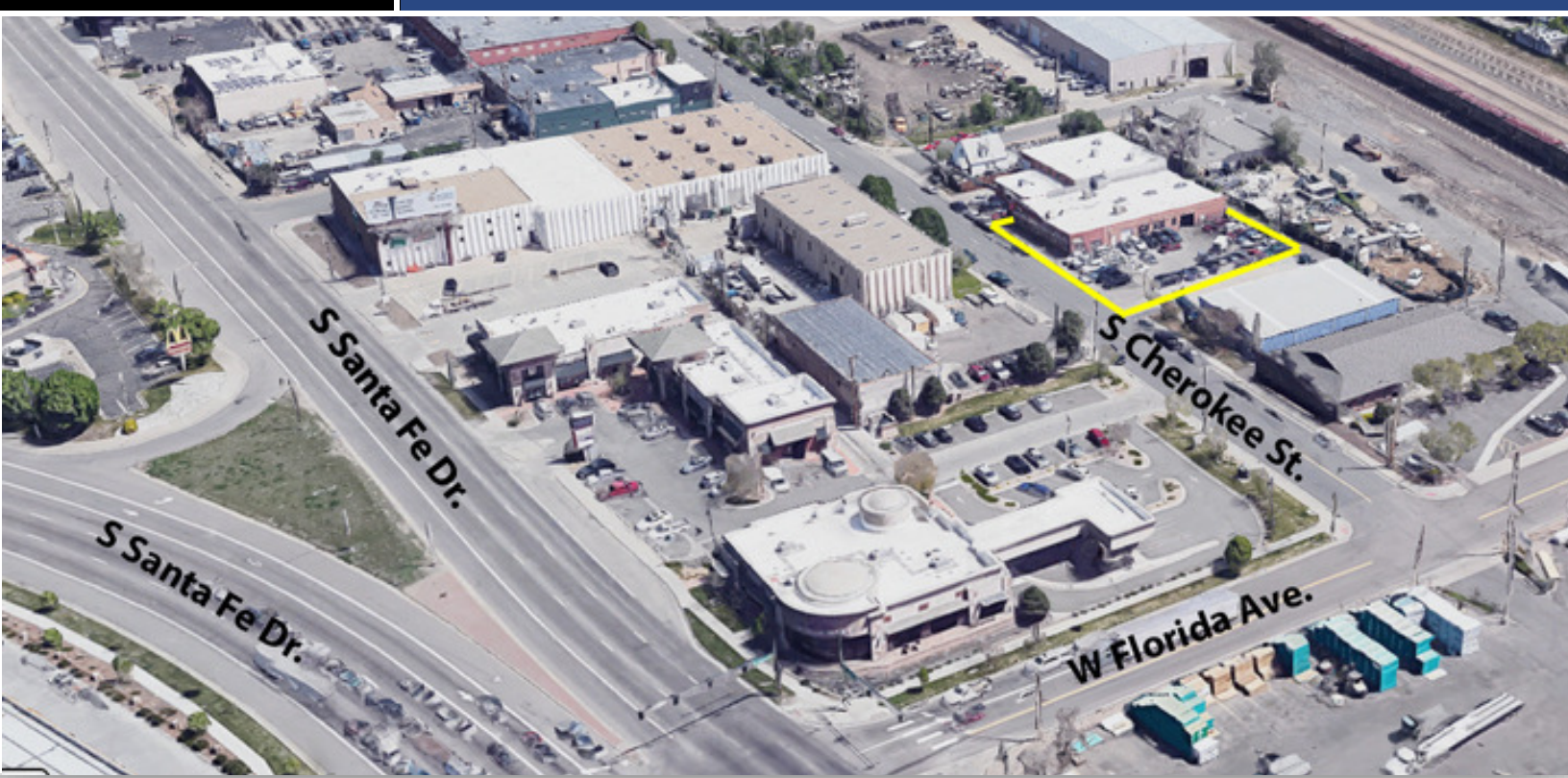
**I-A Denver Zoning - Heavy Equipment Permissible**

CONTACT:

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## OFFERING SUMMARY

<b>Available SF:</b>	6,764 SF
<b>Office:</b>	1,844 SF
<b>City/County:</b>	Denver/Denver
<b>Expenses:</b>	<b><u>\$16/SF GROSS</u></b> \$5.00/SF <b><u>\$9,000/MONTH</u></b>
<b>Lease Rate:</b>	\$15.00 SF/yr (NNN)
<b>Ceiling Height:</b>	12' Clear
<b>Zoning:</b>	I-A
<b>Construction:</b>	Brick and Block
<b>Drive In Doors:</b>	Two 10' Doors
<b>Power</b>	208V, 200A, 3 Phase

## PROPERTY OVERVIEW

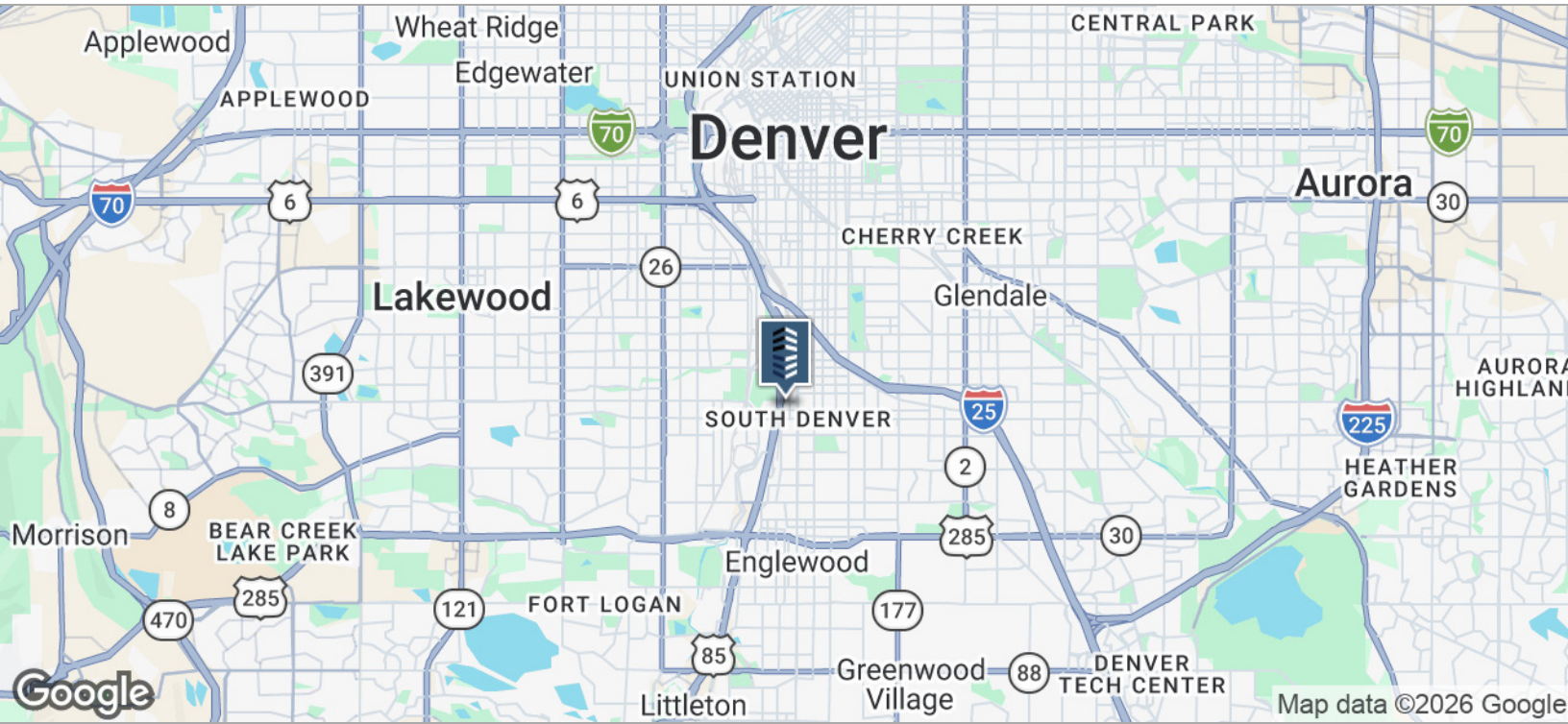
Well located right off Santa Fe & Mississippi in one of Central Denver's' tightest and oldest Industrial Markets. Ideal for general office warehouse uses, service companies, distributors and light manufacturing, and many more. Property has a rare concrete, fenced yard area for vehicles or material storage, 2 10x10 drive in loading doors, wide open warehouse area with well distributed power, and a nice office area with receptions, open bullpen, perimeter privates, and conference/training room. Call Greg or Earl to set up a showing.

## PROPERTY HIGHLIGHTS

- Ample Power (280 V, 200 A, 3 Phase)
- Two 10' drive in doors
- Skylights let it ample natural sunlight
- Great for multitude of industrial uses
- Directly off of S Santa Fe Dr.
- Easy Access to I-25, Denver and Surrounding Metro Areas







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