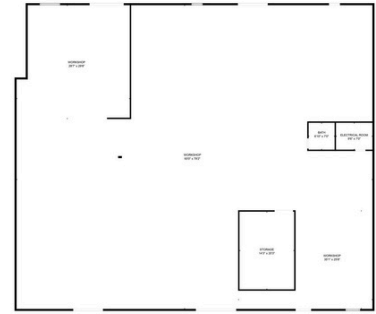


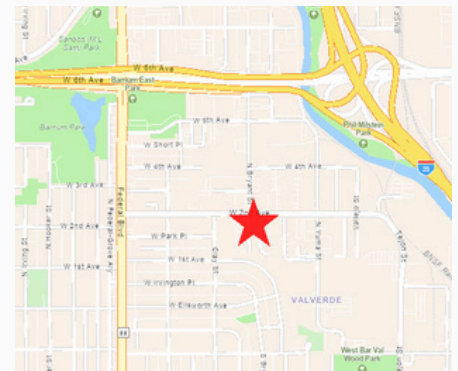


WAREHOUSE SPACE FOR LEASE

2600 W 2ND AVE, UNITS 5&6
PRIME LOCATION IN DENVER WITH EASY ACCESS TO I-25 & US-6



FLOOR PLAN CREATED BY CIRCULARAPP MEASUREMENTS DEEMED REASONABLY ACCURATE BUT NOT GUARANTEED.



About the Space

Located in Denver, this expansive 7,256 square foot warehouse offers prime accessibility to I-25 and US-6 making it an ideal hub for a variety of businesses. Featuring two loading docks, one drive-in access point, and flexible industrial zoning, this space is perfectly suited for manufacturing, distribution, logistics, and more. With lease terms ranging from 3 to 5 years and competitive pricing, this versatile property provides an excellent opportunity for businesses looking to establish or expand their operations in a strategic location.

Features

- ✓ 2 loading docks
- ✓ 1 drive-in
- ✓ 7,256 SF
- ✓ Ample parking
- ✓ Excellent location
- ✓ Industrial Mixed Use Zoning

Rate

\$11.50/SF/YR
\$6.11 NNN

Contact

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