



# Single Tenant Central Building for Lease

2737 W 2nd Avenue | Denver, CO 80219



**Office Updates Complete: Available for Immediate Occupancy**

## Property Facts

|               |                        |
|---------------|------------------------|
| Building SF   | ±6,448 SF              |
| Office SF     | ±2,240 SF              |
| Zoning        | I-MX-3                 |
| Clear Height  | 13'                    |
| Power         | (TBV)                  |
| Loading       | Dock High and Drive-In |
| City / County | Denver / Denver        |
| OpEx          | \$5.21/SF (2026 Est.)  |
| Parking       | 12 Parking Spaces      |
| Available     | Immediately            |
| Lease Rate    | Contact Broker         |

## Central Freestanding Warehouse with Dock & Drive-In ±6,448 SF Available

### Property Highlights

- 6,448 SF of functional warehouse on a 0.24-acre lot
- Prime South Central Denver location with excellent accessibility
- Close proximity to major arterials such as 6th Avenue and I-25
- Single tenant, freestanding industrial warehouse
- Existing office space, ready for immediate use
- Ample parking and loading areas for trucks and employee vehicles

For Lease Information, please contact:

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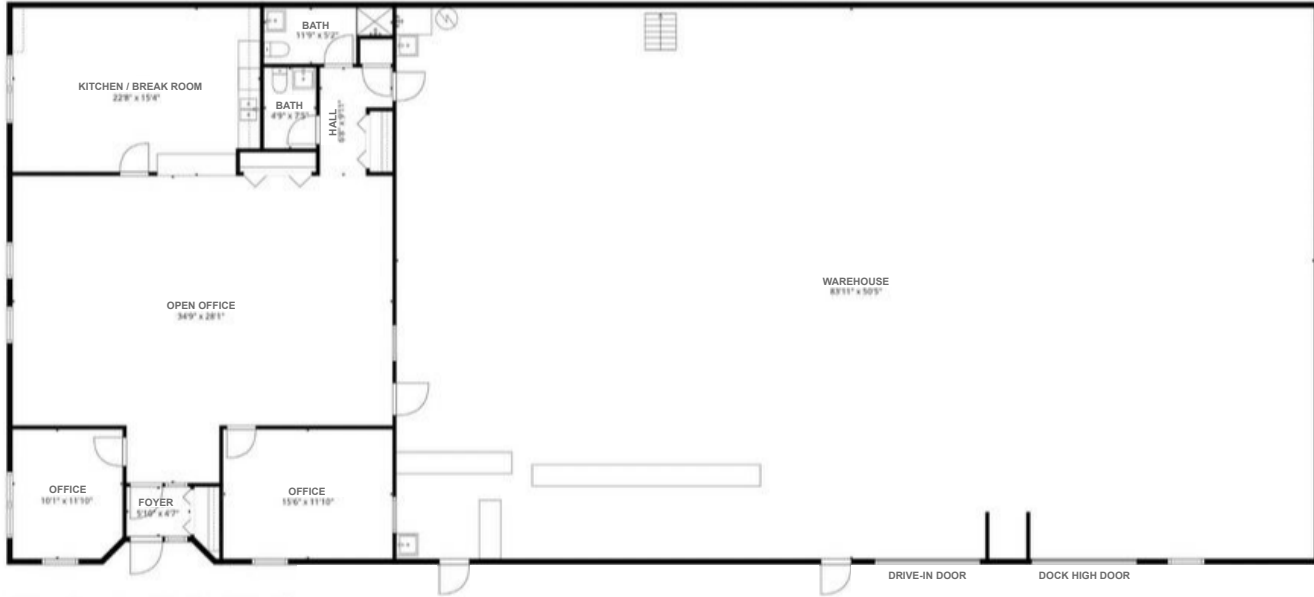


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## Floor Plan



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