

Industrial Space | For Lease

Highlights

- > +/- 50/50 Office/Warehouse
- > Temperature Controlled Warehouse

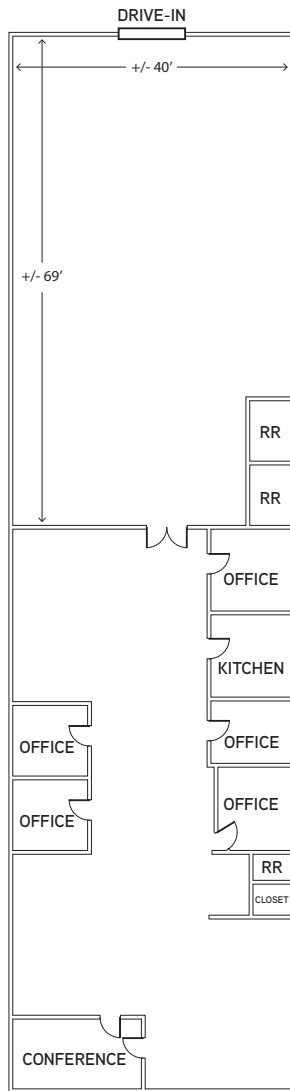
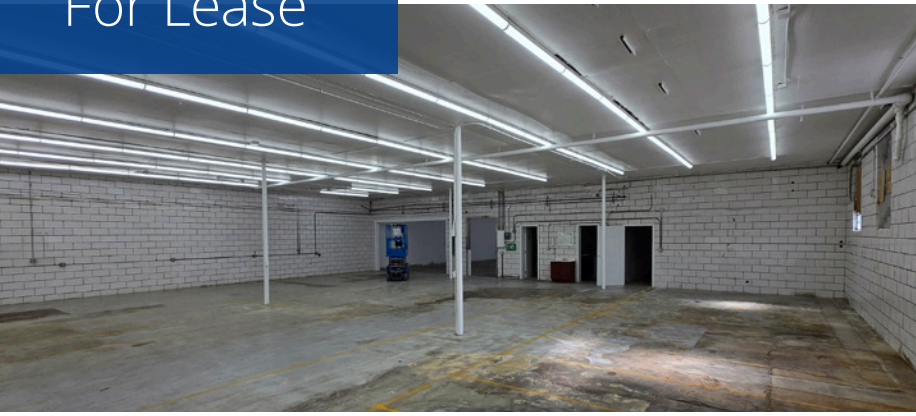
This communication has been prepared by Colliers Denver for advertising and/or general information only. Colliers Denver makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers Denver excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers Denver and/or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

3880 Elm Street Denver, CO 80207

Building Information

Size:	6,000 SF
Warehouse:	2,800 SF
Office:	3,200 SF
Available	Immediately
Lease Rate:	\$7.95/SF/YR NNN
NNN:	\$4.70/SF/YR
Loading:	Two (2) Drive-Ins (10' x 8')
Clear Height:	12'
Power:	TBV
Zoning:	I-MX-3

For Lease



Contact Us:

Tyler Ryon, SIOR
Principal
+1 720 833 4612
tyler.ryon@colliers.com

Steve Serenyi
Principal
+1 303 283 4578
steve.serenyi@colliers.com



Colliers Denver
4643 S. Ulster Street | Suite 1000
Denver, CO 80237
P: +1 303 745 5800
colliers.com/denver



Brokerage
Disclosure