

**1585 E 69TH AVE
DENVER, CO 80229**



INDSUTRIAL PROPERTY FOR LEASE

720-441-2791



1585 E 69TH AVE, DENVER, CO 80229

Land SF	2.08 Acres
Building SF	6,000 SF
Year Built	2016
Space Type	Warehouse/Office Space/Large Lot
Zoning	I-2
Fenced Yard	Yes
Ceiling	21
Jurisdiction	Adams County

SUMMARY

This is a rare opportunity to lease a stand-alone facility that offers excellent exposure, accessibility, and flexibility in one of Denver's most active industrial corridors. Built in 2017, the free-standing building sits on an expansive 2.08-acre site and offers outstanding visibility from I-76, featuring prominent monument signage for strong brand exposure. Zoned I-2, the property accommodates a wide range of industrial and commercial uses and includes a well-designed office area with a kitchenette, providing a comfortable and functional workspace. Its strategic location near the heart of Denver allows quick access to both I-76 and I-270, ensuring smooth connectivity throughout the metro area. The fully fenced yard adds convenience and security, ideal for outdoor storage, equipment, or fleet parking.





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This is a rare opportunity to lease a stand-alone industrial facility offering exceptional exposure, accessibility, and flexibility in one of **Denver's most active industrial corridors**. Built in 2016, this free-standing building **sits on an expansive 2.08-acre site** with outstanding visibility from I-76 and prominent monument signage that delivers powerful brand exposure.

Zoned I-2, the property allows for a wide range of **industrial and commercial uses**. The interior features a thoughtfully designed **office build-out** complete with a kitchenette, creating a functional and comfortable workspace to support daily operations.

This property offers a strong combination of **usable acreage** and **warehouse** space, a rare find in this location. As an added bonus, a **large portion of the yard has been paved**, making it easy to maneuver machinery, trucks, and fleet vehicles in and out of the property. The **fully fenced** lot enhances both security and operational efficiency, ideal for outdoor storage, equipment staging, or fleet parking.

Strategically located near the heart of Denver with quick access to both I-76 and I-270, this property ensures seamless connectivity throughout the metro area. A unique opportunity to secure a **highly functional, high-visibility** industrial asset with the ideal balance of yard space and warehouse capacity.



Unobstructed Visibility from I-76

Property Highlights

- 6,000 SF workshop
- 4 Overhead Doors (12'X14')
- Office Space with bathroom and kitchenette
- 21' Ceilings
- 2.08 Acre, fully fenced lot
- Unobstructed visibility from I-76
- Includes air compressor



Office & Kitchenette Space



Large Paved Area



Expansive Open Space











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