

FOR LEASE

PLATINUM CRE
INVESTMENTS | BROKERAGE

Retail / Auto / Industrial Space on Federal Blvd

950 & 970 FEDERAL BLVD | DENVER, CO 80216



ABOUT THE PROPERTY

950 and 970 Federal Boulevard are now available for lease individually or as a combined space in Denver's Sun Valley neighborhood. Each parcel includes an existing structure, separate lot access, and fenced yard / lot space (950 Lot can fit up to 40 parked cars). This property is well-suited for auto-related businesses, contractors, fleet operators, or equipment storage users.

AVAILABILITY

- 950 Federal Blvd: 3,980 Bldg SF (on 19,723 SF Lot)
 - 970 Federal Blvd: 1,800 Bldg SF (on ±12,450 SF Lot)
 - Total Building SF: 5,780 Bldg SF (on ±32,173 SF Lot)
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- Flexible Lease Terms Available
 - Property is also listed for sale for either owner/user or redevelopment use; Contact Broker for additional details

CONTACT

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**CONTACT BROKER
FOR LEASE RATE**



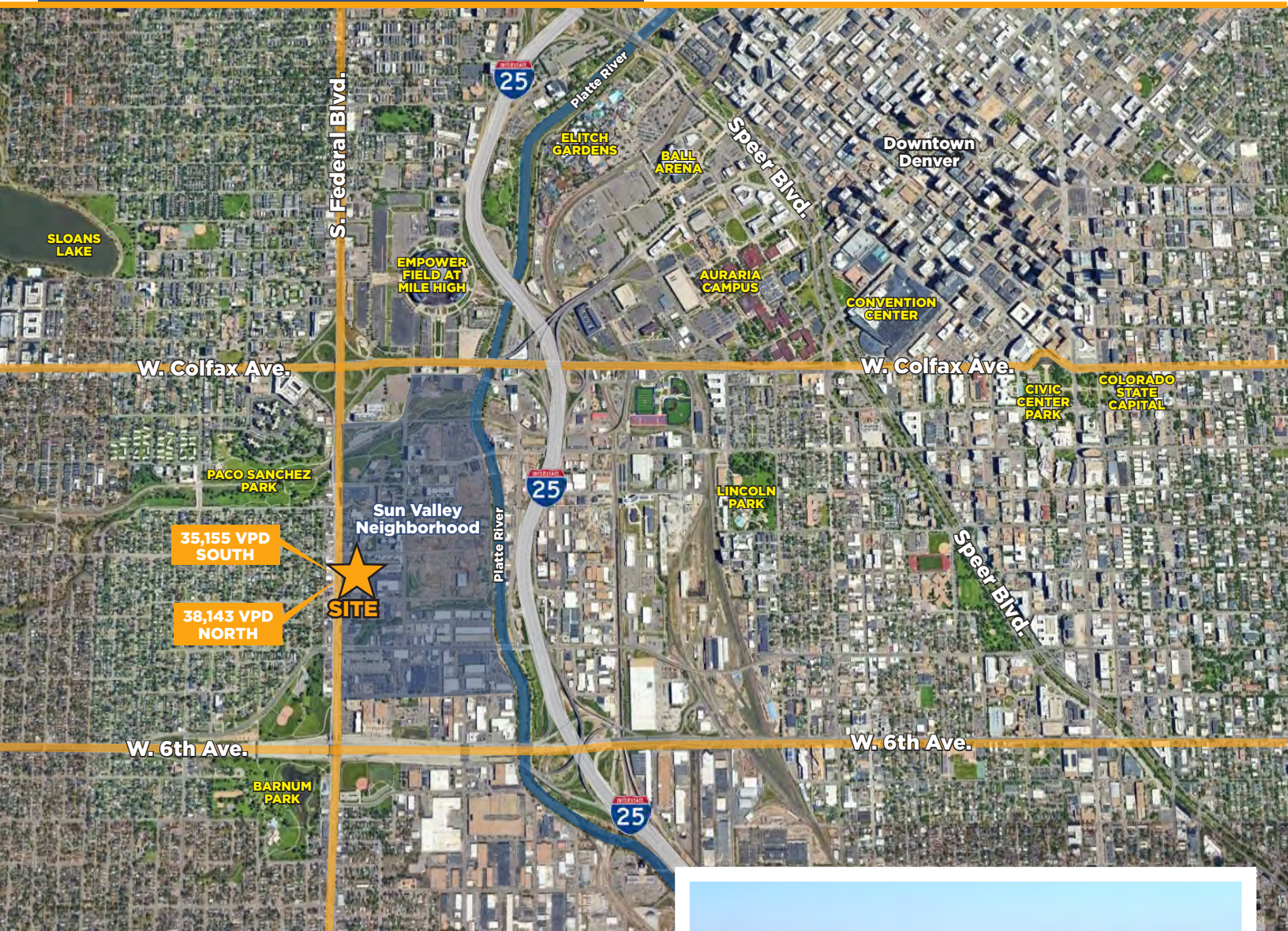
PROPERTY DETAILS

Address	950 & 970 Federal Blvd, Denver, CO 80204
County	Denver
Property Type	Retail / Industrial / Auto
Total Lot Size	0.97 Acres 42,419 SF
Zoning	C-MX-8 (+12)
Opportunity Zone	Yes
Enterprise Zone	Yes
Existing Buildings	2

PROPERTY HIGHLIGHTS

- Retail/Auto/Industrial space on Federal Boulevard
- Properties available individually or combined
- Building signage available
- Exclusive lot access on each parcel
- Additional lot / yard space for outdoor storage
- 950 Lot can fit up to 40 parked cars
- Flexible lease terms available
- Utilities included in gross rate
- Ideal for auto-related businesses, contractors, fleet operators, or equipment storage users.





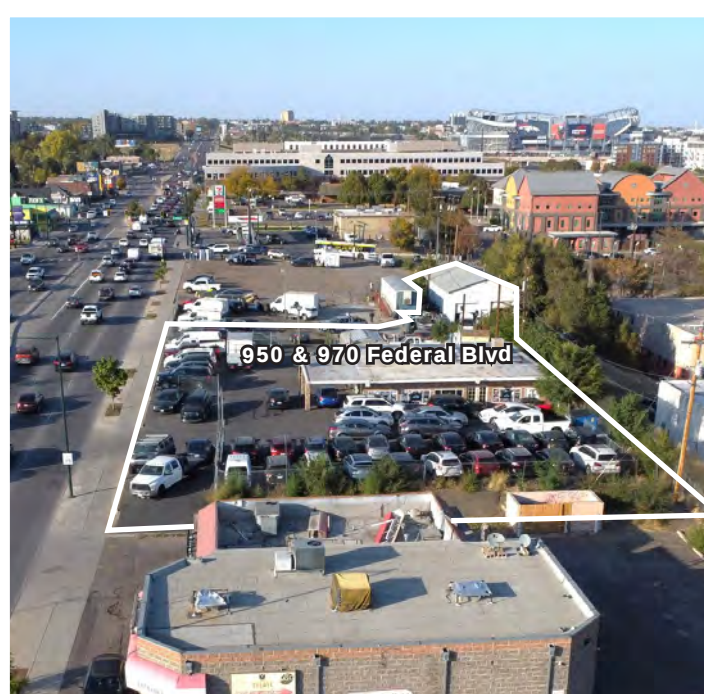
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