



FOR LEASE - SMALL BAY INDUSTRIAL

Multiple Unit Sizes - Office/Warehouse

2101 S Platte River Dr | Denver, CO 80223



12' Drive In Loading Doors, Radiant Heating

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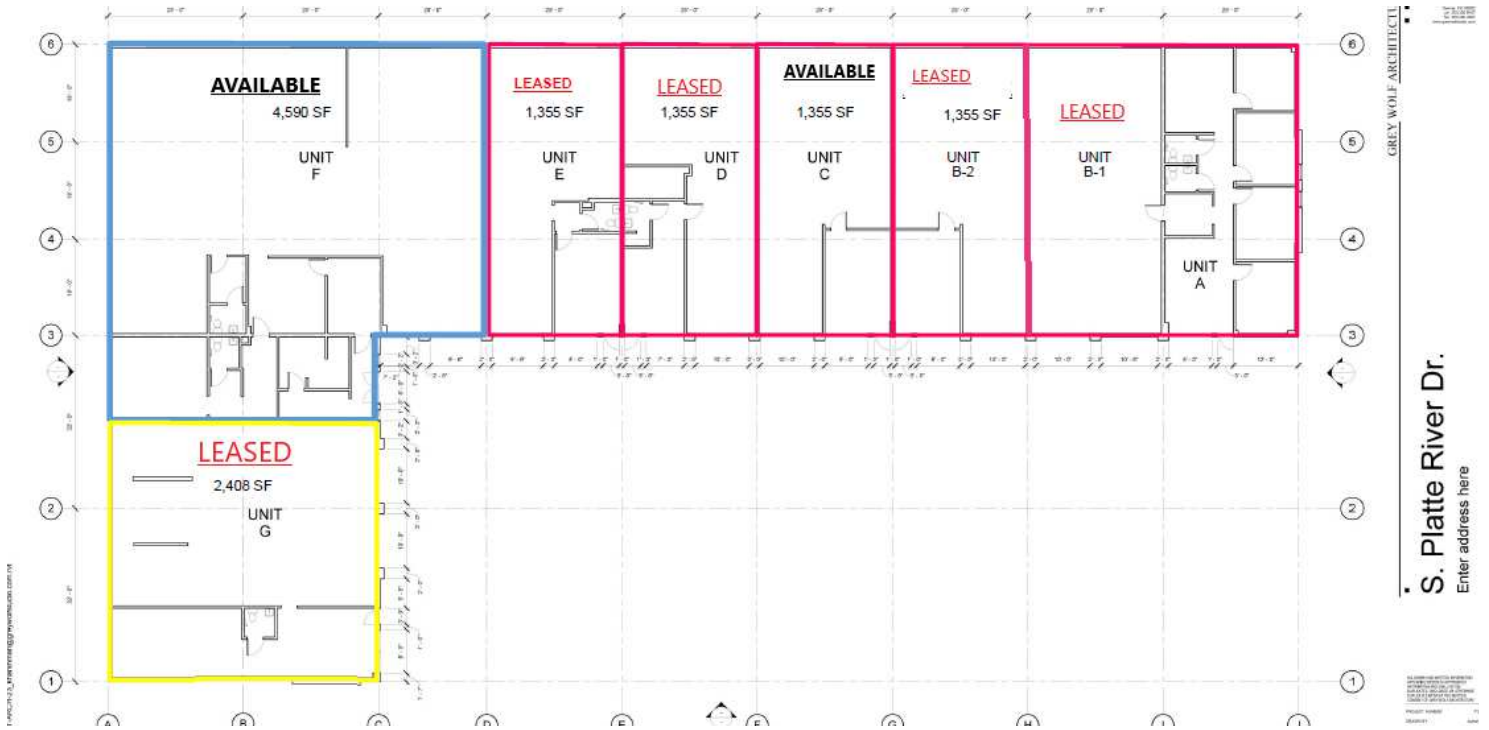


OFFERING SUMMARY

Available SF:	1,355 & 4,590 SF
Lease Rate:	\$12.50-\$14.50/SF (NNN)
2024 NNN (Est.)	\$6.56/SF
City/County	Denver/Denver
Loading:	10'x12' Drive In Doors
Ceiling Height:	12' Clear
Power:	600 Amp 3PH
Grade Level Doors:	8
Ceiling Height:	14.0 FT
Year Built/Renovated:	1986/2023
Zoning:	I-A

PROPERTY HIGHLIGHTS

- Well Located, High Identity Corner of Evans & S Platte River Dr
- Every Unit has 10'x12' Drive In Loading Door
- 2 Units Available: 1,355 4,590 SF or 5,945 SF Non-Contiguous
- Radiant Heating in Each Warehouse Unit
- Free Span (Column Free) Units
- Call Broker for Sales Pricing
- Off Street Parking and Public Parking Across S Platte River Dr.
- Recently Renovated Units
- Hard to Find Smaller Office Warehouse Units with 3 Phase Power

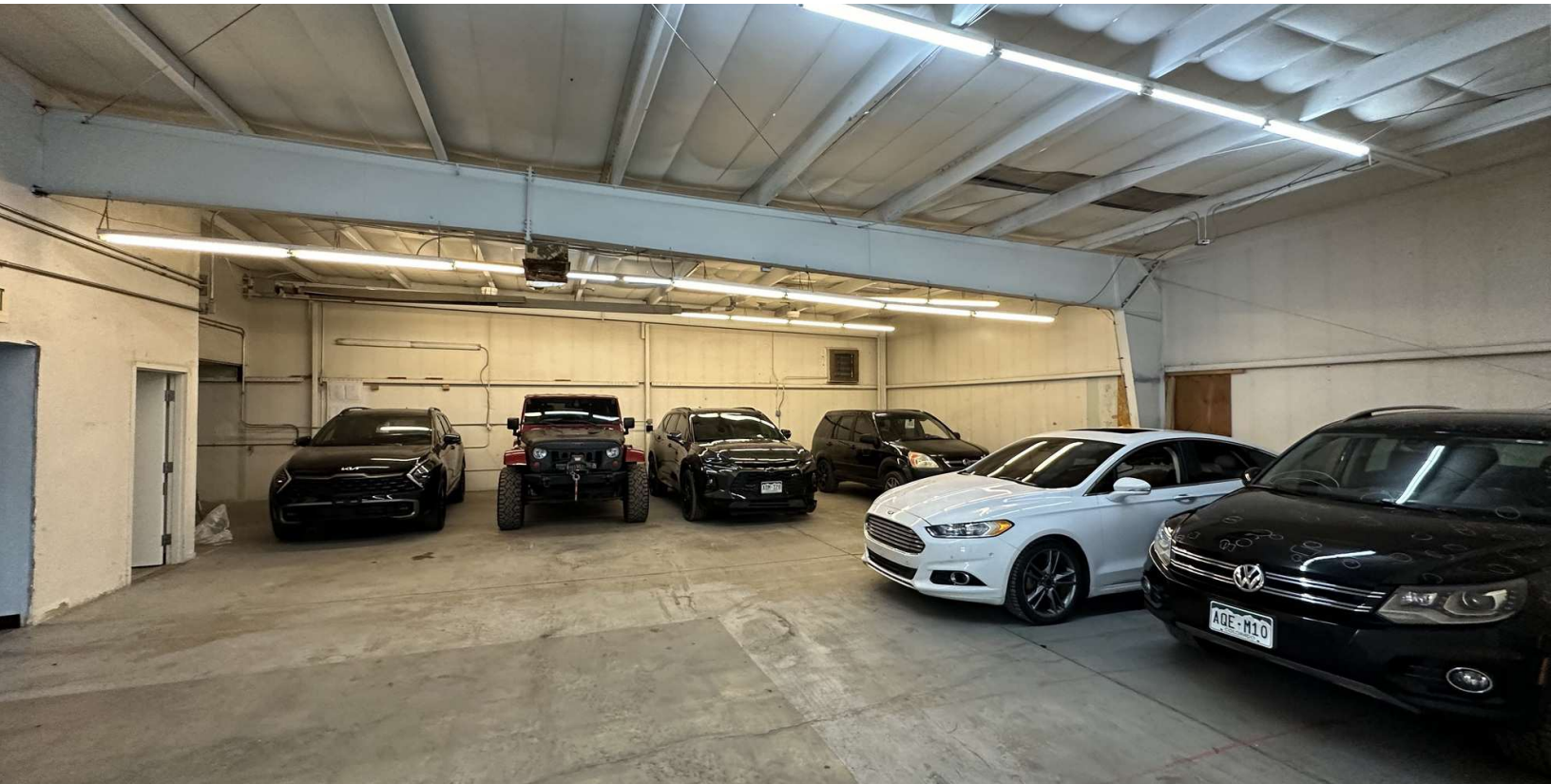


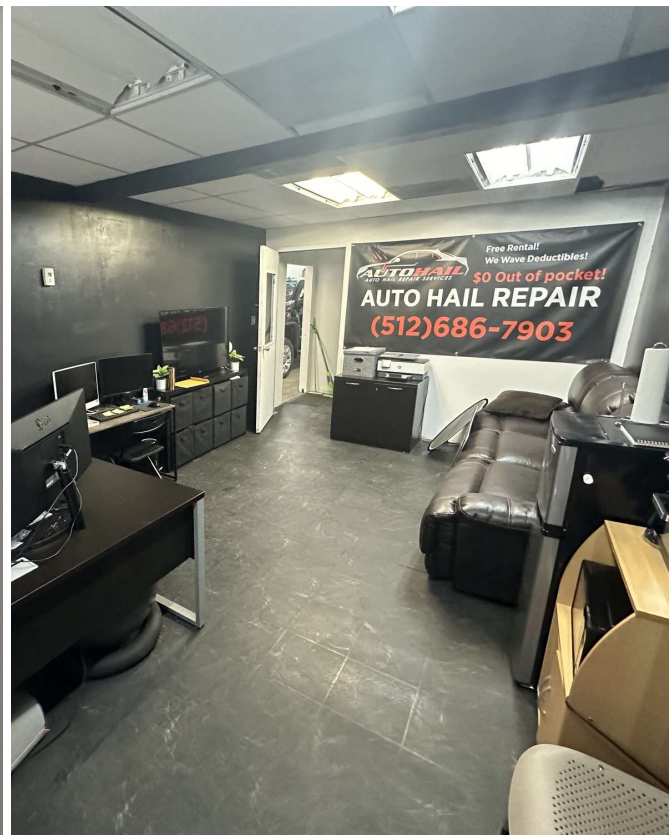
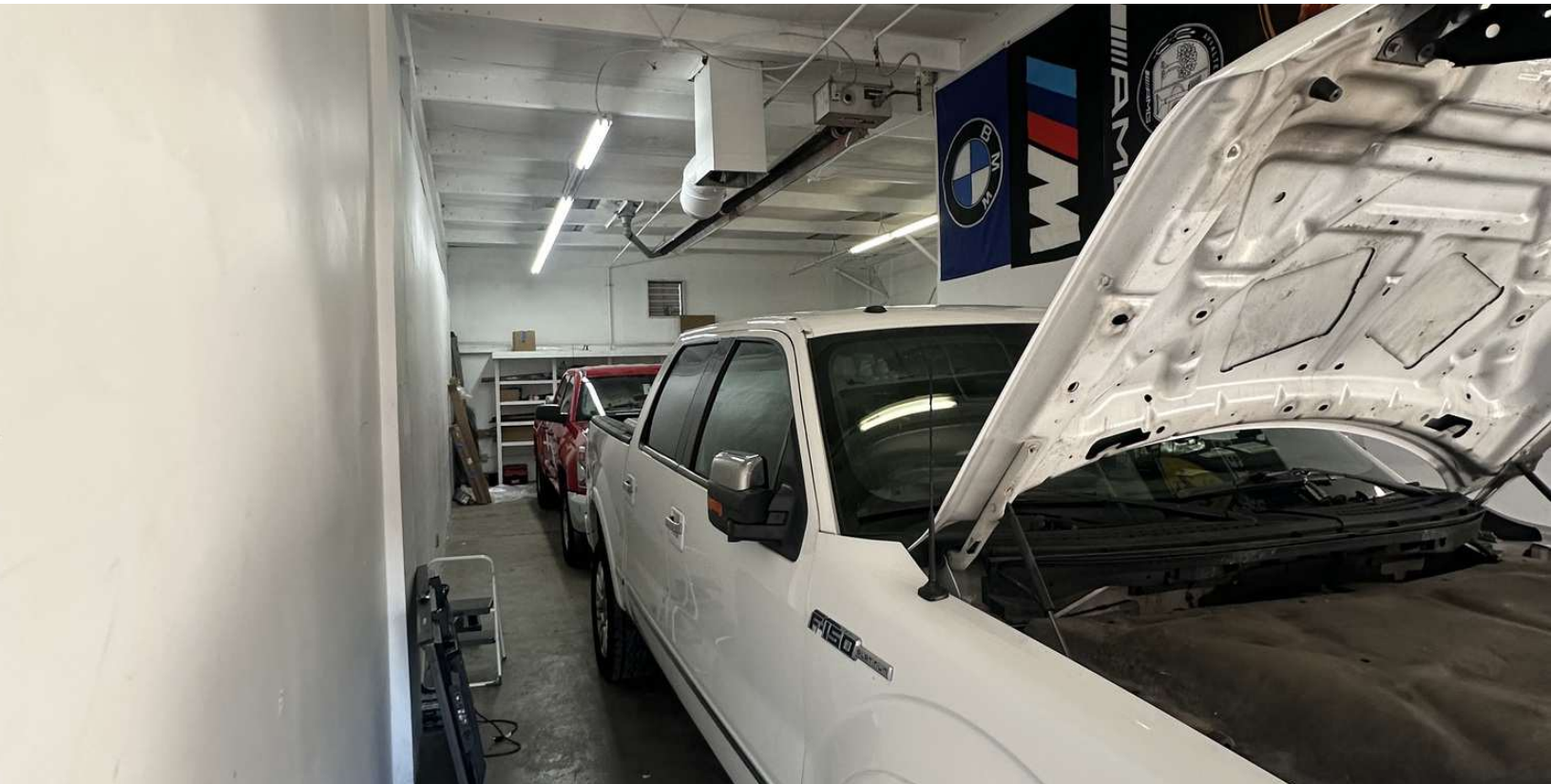
LEASE INFORMATION

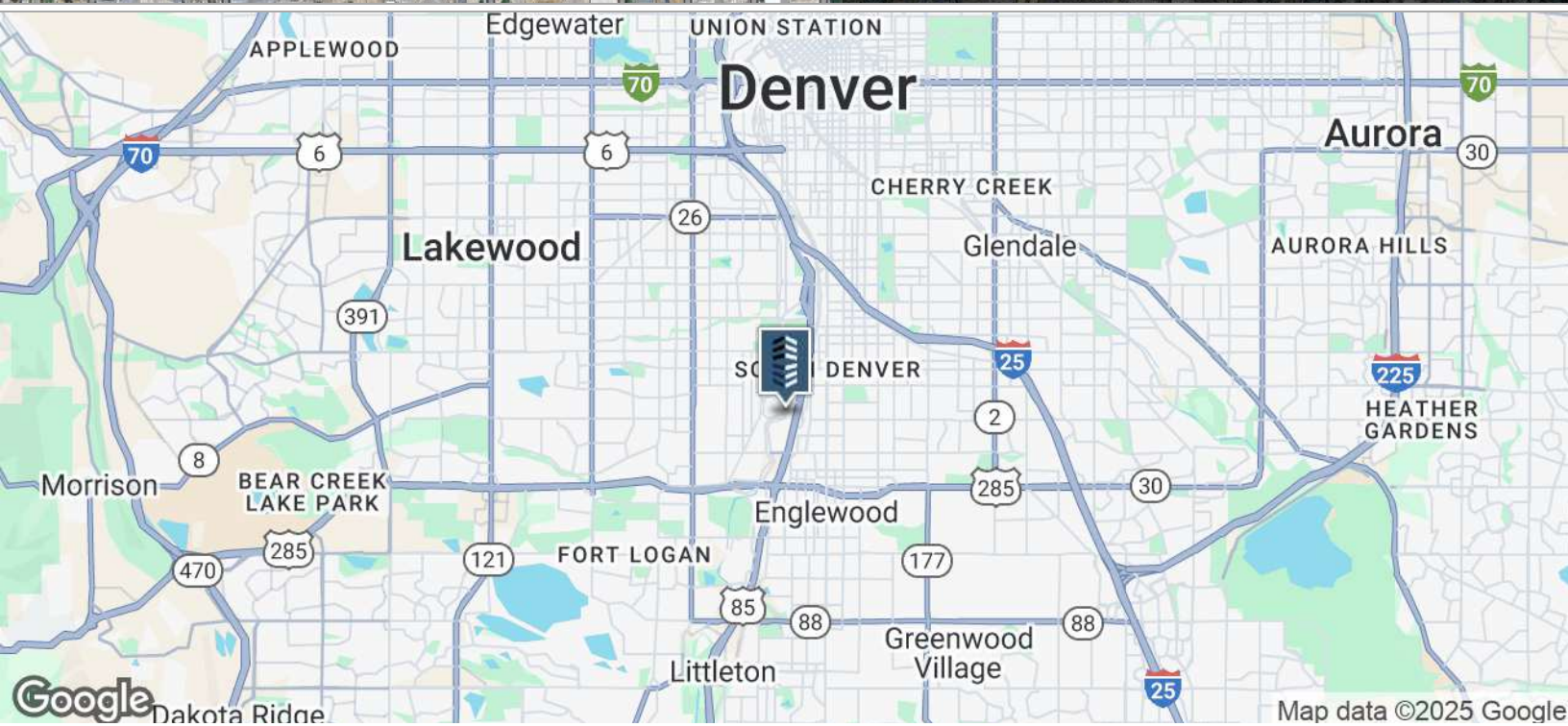
Lease Type: NNN - \$6.56/SF Lease Term: Negotiable
 Total Available Space: 1,355 - 5,945 SF Lease Rate: \$12.50-\$14.50/SF NNN

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit F	Available	4,590 SF	NNN	Negotiable	New Office buildout totaling ~600SF - remainder warehouse with drive in door
Unit C	Available	1,355 SF	NNN	\$14.50 SF/yr	Single office and bathroom - Warehouse has exhaust vent currently in place and drive in door







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