

FOR LEASE | SMALL BAY INDUSTRIAL



FEATURES A PERMITTED PAINT BOOTH

913 E 75TH AVENUE

Denver, CO 80229

Available Space: Units A, B, C | 2,126 SF to 8,932 SF

Lease Rate: \$12.50/SF - \$14/SF NNN (\$6/SF NNN's)



HENRY GROUP
REAL ESTATE

CJ Toohey Broker Associate | cj@henrygroupe.com | 925.872.9242
Colton Murphy Broker Associate | Daniel@henrygroupe.com | 720.994.2150

OFFERING SUMMARY

Henry Group Real Estate is pleased to present Units A, B, and C at 913 E 75th Avenue, Denver, CO 80229, now available for lease individually or combined, offering 2,176 SF to 8,932 SF of versatile industrial flex space.

The property features small office areas, private restrooms, and small fenced yards, providing businesses with functional and efficient layouts. Each unit includes four exclusive parking spaces, with additional shared parking available onsite. With highly usable floor plans and flexible industrial zoning, these spaces are ideal for a variety of industrial, service, and operational uses.

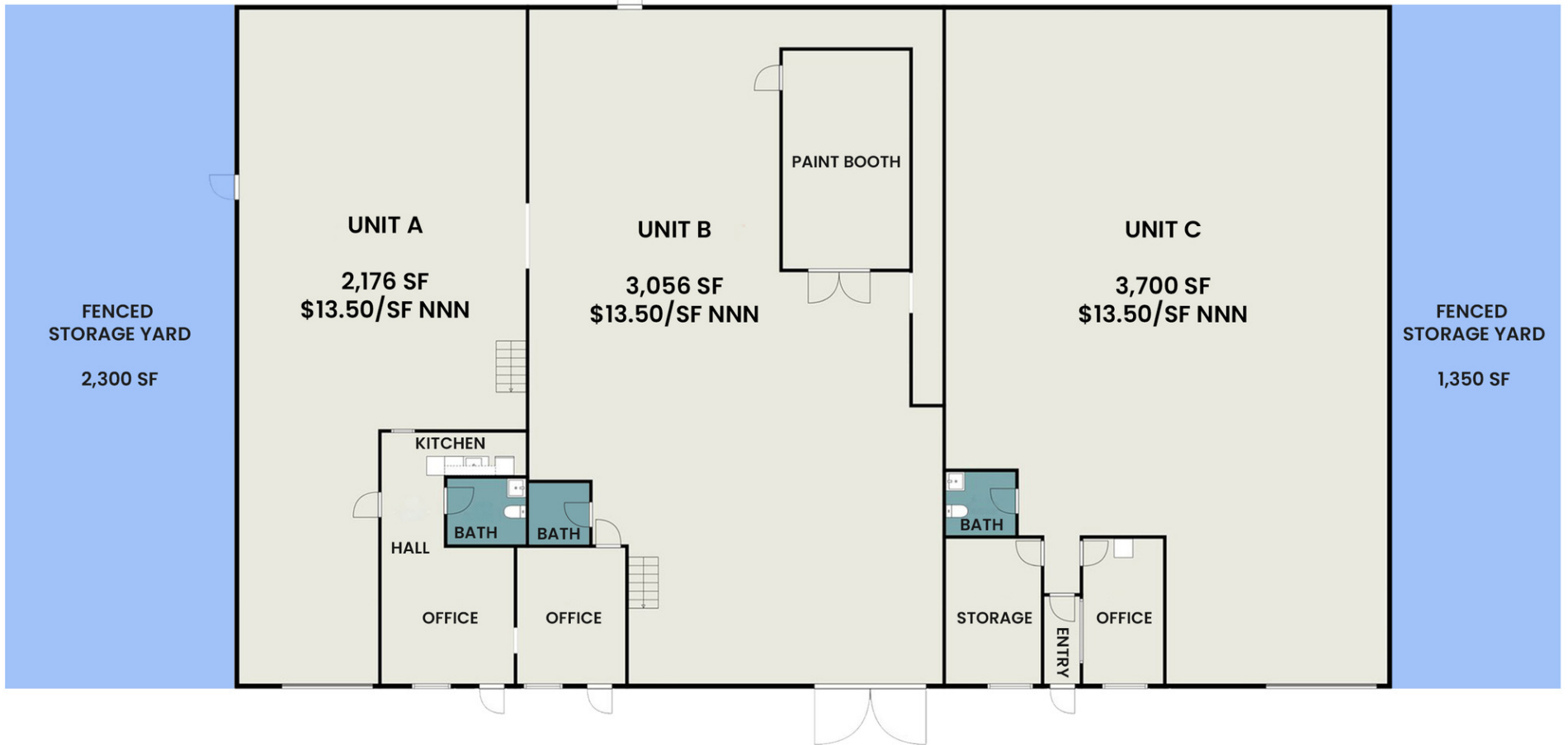
Conveniently located near I-25, I-76, and Highway 36, the site offers quick access throughout the Denver metro area. Its proximity to major freight routes and DIA enhances efficiency for businesses with logistics, distribution, or service-based needs.

PROPERTY HIGHLIGHTS

- **Industrial Features:** 3-phase/200 Amp power, 14' overhead doors, 16' clear height, *permitted paint booth*
- **Site Amenities:** Fenced yard, private office and restroom, mezzanine space above offices for Unit A & B, woodworking equipment available (inquire for details)
- **Zoning & Location:** I-1 zoning in unincorporated Adams County with a Denver address
- **Access:** Easy connectivity to I-25, I-76, US 36, I-270, and Hwy 85



Property Address	913 E 75th Avenue, Denver, CO 80229
Building Size	8,932 SF
Year Built	1998 2000
Zoning	I-1
Unit Available	Unit A,B,C Separately or combined
Available Space	2,176 SF - 8,932 SF
Lease Rate	\$12.50/SF - \$14/SF NNN (\$6/SF NNN's)



E 75TH AVE



E 75TH AVE





SUBJECT PROPERTY

 **NAPA AUTO PARTS**

 **AUTONATION CHEVROLET NORTH**

 **MOUNTAIN STATES TOYOTA**

 **SNAVELY FOREST PRODUCTS**

 **BOISE CASCADE**

 **DIRECT LUMBER & DOOR**

 **COPART-DENVER CENTRAL**

NORTH WASHINGTON BUSINESS CENTER

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Henry Group LLC d/b/a, Henry Group Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Henry Group LLC d/b/a, Henry Group Real Estate, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Henry Group LLC d/b/a, Henry Group Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Henry Group LLC d/b/a, Henry Group Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Henry Group LLC d/b/a, Henry Group Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group LLC d/b/a, Henry Group Real Estate in compliance with all applicable fair housing and equal opportunity laws.

E 75TH AVE

SUBJECT
PROPERTY



HENRY GROUP
REAL ESTATE

495 S Pearl Street, Denver, CO 80209 | 303.625.7444 | www.henrygroupre.com