



6,600 SF AVAILABLE

Industrial Space Available for Lease

2255-2257 S KALAMATH ST • DENVER, CO 80223





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Property Overview

- Currently demised into two 3,300 SF units, separately metered
- 20' ceilings in most of warehouse area, 16' in remainder
- 3 private offices, reception, full kitchen, private restrooms
- Right off Evans & S Kalamath, small yard in rear

Demographics

	1 MILE	3 MILE	5 MILE
Residential Population	9,961	155,887	434,688
Daytime Employees	8,722	75,972	315,709
Avg. HH Income	\$110,100	\$107,932	\$105,938

Year: 2024 | Source: CoStar

AVAILABLE
3,300-6,600 SF

NNN
\$4.78 PSF

LEASE RATE
\$14.00/SF

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