

INDUSTRIAL/FLEX BUILDING FOR LEASE

110 Yuma Street

DENVER, CO 80223



Building Information

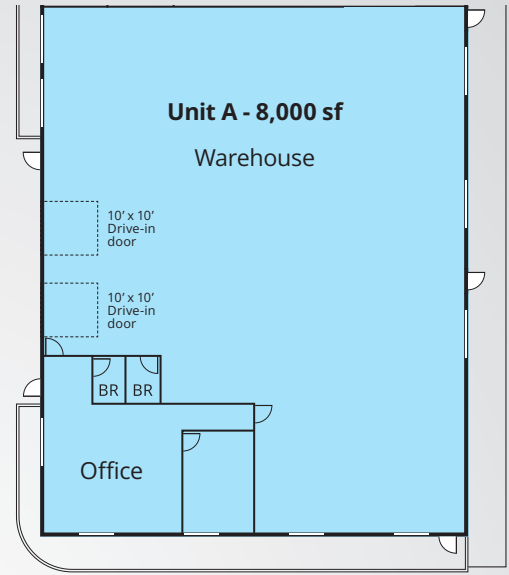
- › Lease Rate: \$9.95/SF NNN
- › Expenses: \$5.28/SF
- › Space Available: Unit A - 8,000 SF
- › Office: ±1,322 SF
- › Loading: Two (2) 10 x 10 Drive-in Doors
- › Clearance: 12'0"
- › Zoning: I-A (Industrial)
- › Power: 800 Amp, 220 Volt, 3-Phase (TBV)

Highlights

- › Located in Denver Submarket
- › Renovated in 2025
- › Strategic location with convenient access to I-25 via West 6th Avenue
- › Ample onsite surface parking with 8 allocated spaces and street parking
- › Upgraded to enhance both comfort and functionality, featuring new warehouse unit heaters, refreshed carpet and paint, new ceiling tiles, and modern LED lighting
- › Fiber and floor drains serve the building

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