

6035 E 38TH AVE.
DENVER, CO

**20,330 SF INDUSTRIAL WAREHOUSE
W/ SMALL YARD FOR LEASE**



PROPERTY FEATURES

Total SF Available: 20,330 SF

Warehouse: 17,280 SF

Office: 3,050 SF

Yard: 10,000 SF

Loading: 2 dock-high doors
1 drive-in door

Clear Height: 14'-18'

Zoning: I-MX-3

Lease Rate: \$7.00/SF NNN

NNN: \$3.65



Recent Upgrades: Rebuilt loading dock (2020), new office HVAC (2020), and high-efficiency warehouse heaters (2019 & 2021).

Move-In Ready: Vacant, recently renovated, and in clean, well-maintained condition.

Prime Access Location: Excellent access to I-70 (±5 minutes) with quick connectivity to downtown Denver.



LOCAL EXPERTS. INDUSTRIAL STRENGTH.

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