

**FOR
LEASE**

Industrial Flex Space

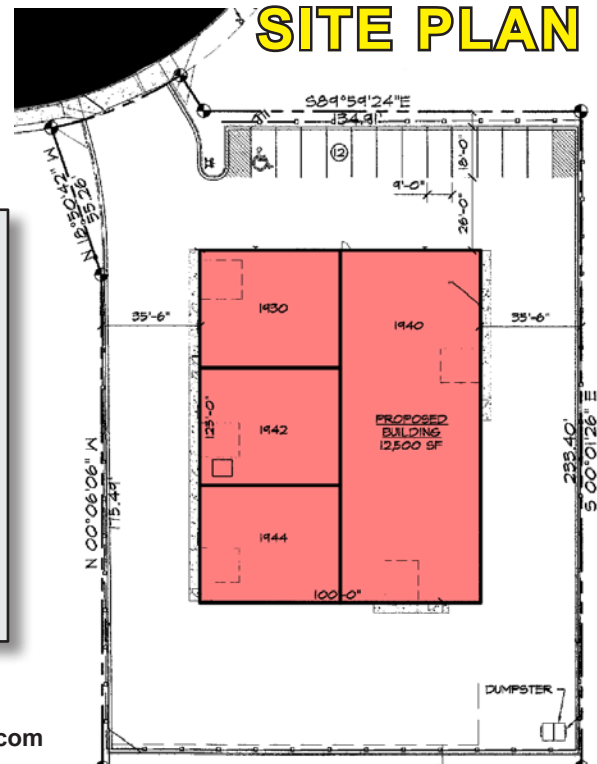
JEWELL AVENUE & ROSEMARY STREET

1940 South Rosemary Street
Denver, Colorado 80231



Property information

- New Construction
- Industrial Flex Space
- 2,500-10,500 SF
- 16'+ ceiling height
- Zoned I-A



Demographics (Source: Allocate Data 2017)

	1 mile	2 miles	3 miles
Population	23,198	95,507	182,186
Average HH Income	\$64,300	\$69,642	\$83,876
Employees	7,843	40,524	90,525
Businesses	1,010	4,594	10,297

Area Traffic (DRCOG 2016, ¹2014, ²2013; ³Google Earth 2012)

On Evans Ave northwest of Quebec St	37,712 cars/day
On Iliff Ave east of Quebec St	32,439 cars/day ¹
On Quebec St north of Iliff Ave	29,124 cars/day ²
On Quebec St south of Iliff Ave	22,033 cars/day ³

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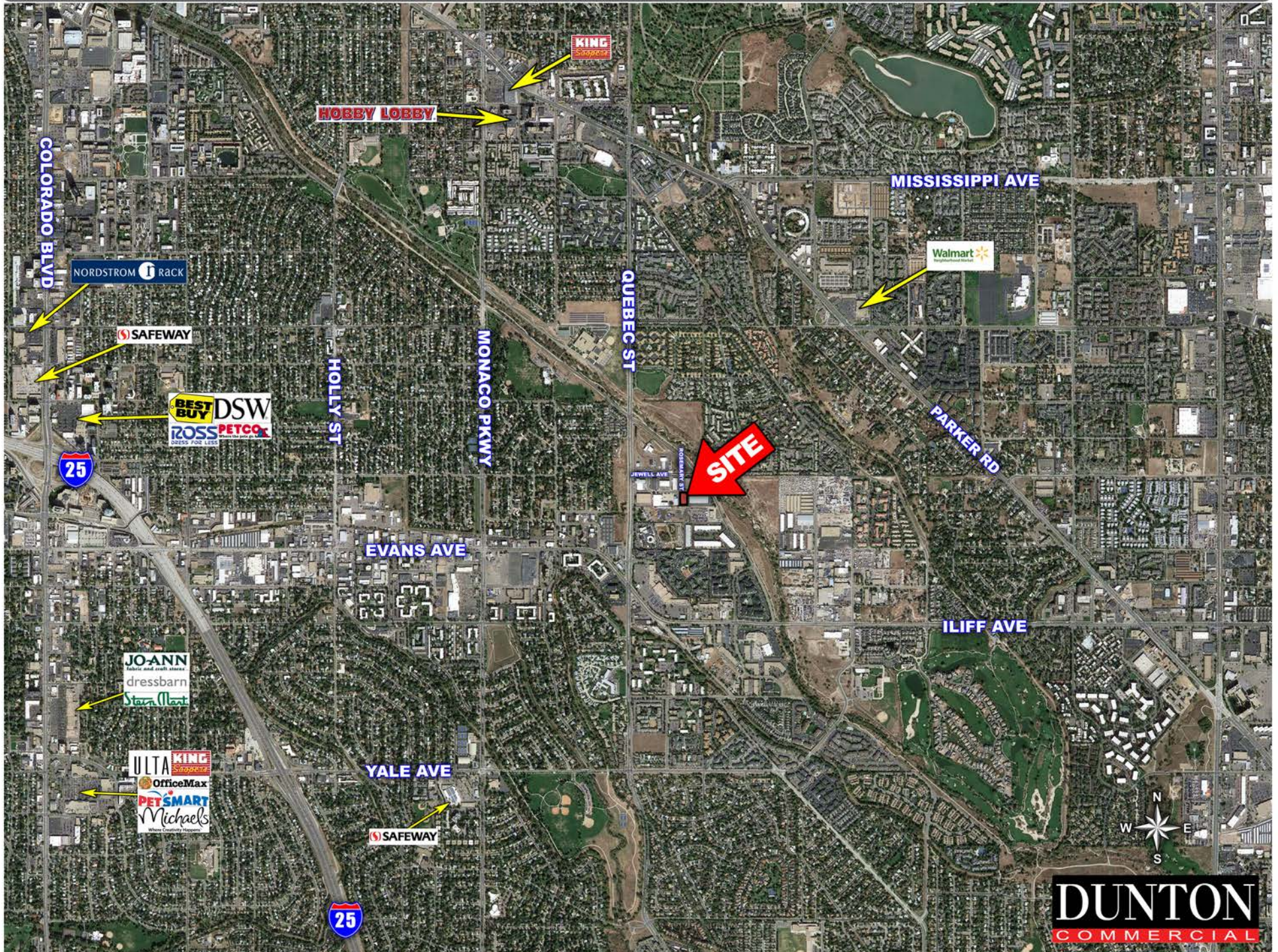
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1940 South Rosemary Denver, Colorado



PROPOSED LOCATIONS FOR INGRESS, EGRESS, SITE LAYOUT, BUILDING PADS, BUILDING FOOTPRINTS, ANCHOR TENANT SPACES AND SMALL SHOP SPACES ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE AT ANY TIME. THE IDENTIFICATION OF PROPOSED TENANTS OR PROPOSED TENANT MIX ARE PRELIMINARY AND SUBJECT TO CHANGE AT ANY TIME. THE IDENTIFICATION OF EXISTING TENANTS OR BUSINESS IS AS OF THE DATE HEREOF AND NOT A GUARANTEE OF FUTURE OCCUPANCY OR OPERATION.
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