

745 Vallejo Street

Denver, Colorado



Office/Warehouse Space for Lease

As exclusive agents, we are pleased to offer the following space for lease:

Industrial For Lease

Space Available:

2,800 SF

Site Size:

.28 Acres (12,197 sq. ft.)

Lease Rate:

\$2,600 per month NNN

Property Highlights

- ◆ Great central location
- ◆ I-25 visibility
- ◆ Fenced yard

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**Newmark Grubb
Knight Frank**

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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Industrial For Lease

◆ Details

Space Available: 2,800 SF

Site Size: .28 Acres (12,197 sq. ft.)

Loading: 1 grade level door

Year Built: 1964

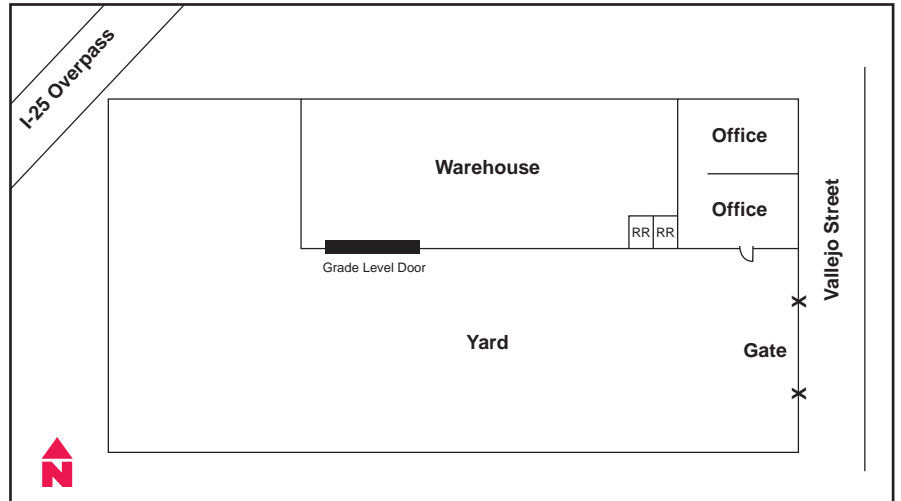
Zoning: I-A, UO-2

Lease Rate: \$2,600 per month NNN

Taxes & Insurance: \$658.94 per month (2015)

Construction Type: Brick

◆ Floorplan



◆ Aerial View



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