



FOR LEASE | INDUSTRIAL

6401 BROADWAY

Denver, CO 80221



LEASE OVERVIEW

AVAILABLE SF: 2,832 Avail. Now [R]

LEASE RATE: \$7.50/Sf NNN

LOT SIZE: 2.35 Acres

BUILDING SIZE: 43,055 SF

CEILING HEIGHT: 12.0 FT

LOADING: 10 X 10 Drive In Doors

ZONING: I-2 Adams County

POWER: 240v 3 Phase [TBV]

PROPERTY DESCRIPTION

This well maintained property is located near I-76 and Broadway. Each unit has drive in loading and 10-40% office build out. Save money with lower sales taxes while still having a Denver address.

PROPERTY HIGHLIGHTS

- Close proximity to I-25 and 58th Ave
- Unincorporated Adams County
- Lower Sales Tax
- Central Location
- Ample Parking - 2.74/1,000sf
- Well Insulated to Keep Energy Bills Low
- Local, Responsive Ownership



COREY MURRAY

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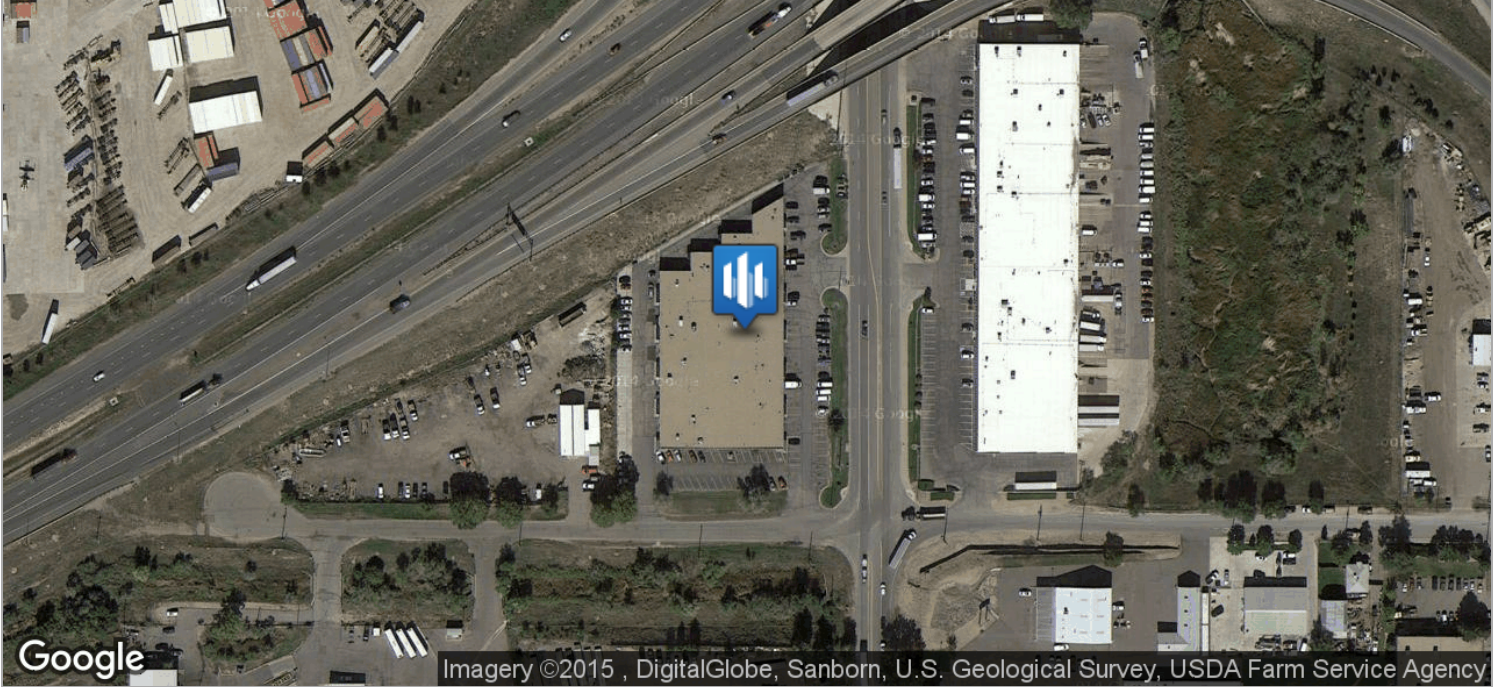
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