

**INDUSTRIAL
FOR LEASE**

1201 OSAGE STREET

∴ DENVER, COLORADO

**EXCELLENT CENTRAL
DENVER LOCATION!**

FOR LEASE



LOCATION MAP



BUILDING SF:	50,322 SF divisible to 25,161 SF
SITE SIZE:	2.27 Acres
OFFICE SIZE:	6,200 SF
LOADING:	4 dock doors (8' x 8') 1 drive-in
CLEAR HEIGHT:	12' (First Floor), 16' (Second Floor)
SPRINKLERED:	Yes
ELECTRICAL:	3 Phase, 120-208 Volt, 600 amp
OPERATING EXPENSES:	\$0.97/SF NNN
LEASE RATE:	Negotiable

BUILDING FEATURES

- ∴ Excellent access to I-25 via Colfax Avenue
- ∴ Close to light rail stop
- ∴ Excellent central location

**FOR MORE
INFORMATION
PLEASE
CONTACT**

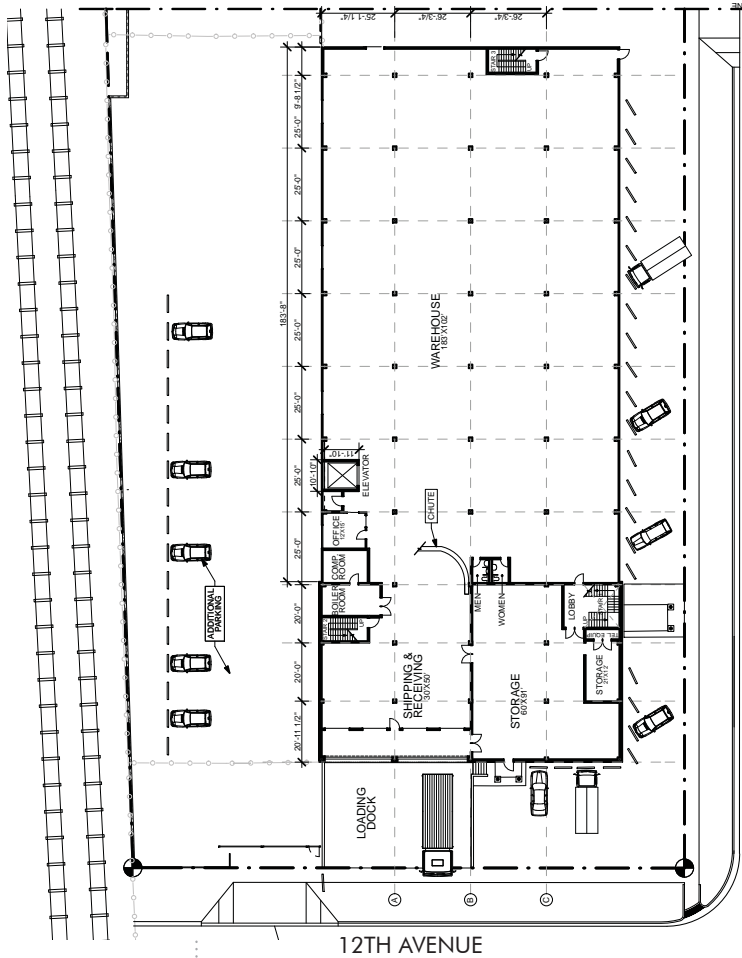
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CBRE

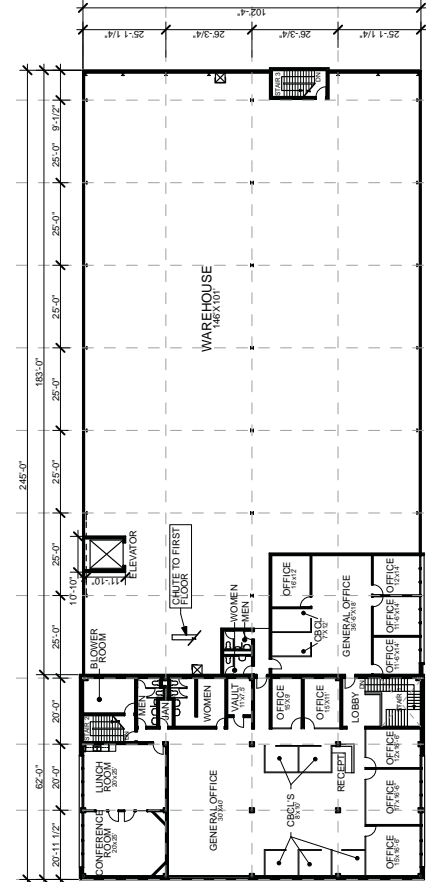
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OSAGE STREET

12TH AVENUE



SECOND FLOOR

**SITE AND
MAIN FLOOR**

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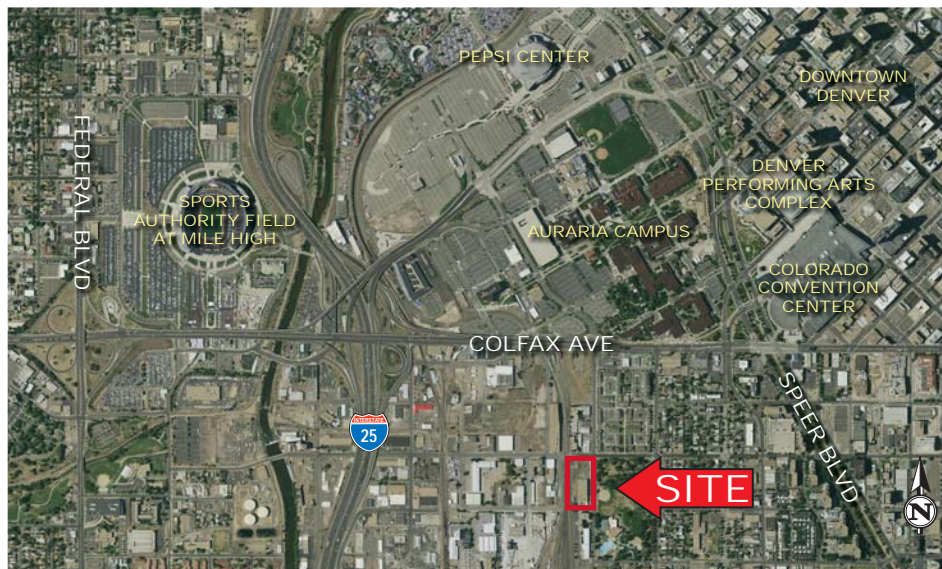
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