



**LOCAL EXPERTS.  
INDUSTRIAL STRENGTH.**

# OFFICE WAREHOUSE FOR LEASE

**1245 Elati St.  
Denver, CO 80239**



## PROPERTY FEATURES:

<b>Available SF:</b>	9,416 SF
<b>Office SF:</b>	To be verified
<b>Clear Height:</b>	11'
<b>Loading:</b>	1 drive-in loading door
<b>Electrical:</b>	Heavy 3PH power
<b>Year Built:</b>	1981
<b>Zoning:</b>	D-GT
<b>Taxes:</b>	\$108,415.64/year
<b>Parking:</b>	25 approx. dedicated spots
<b>LEASE RATE:</b>	<b>\$9.85/SF NNN</b>



© 2024 Ringsby Realty Corp. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Ringsby Realty Corp. and the Ringsby Realty Corp. logo are service marks of Ringsby Realty Corp. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Ringsby Realty Corp. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



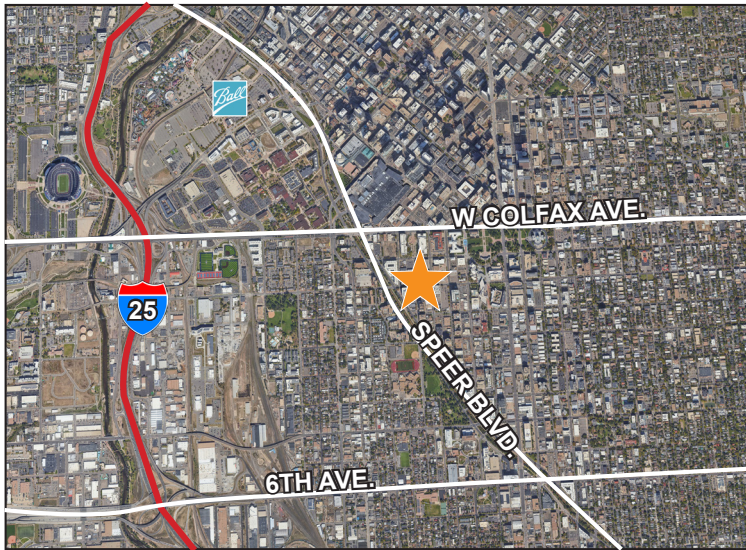
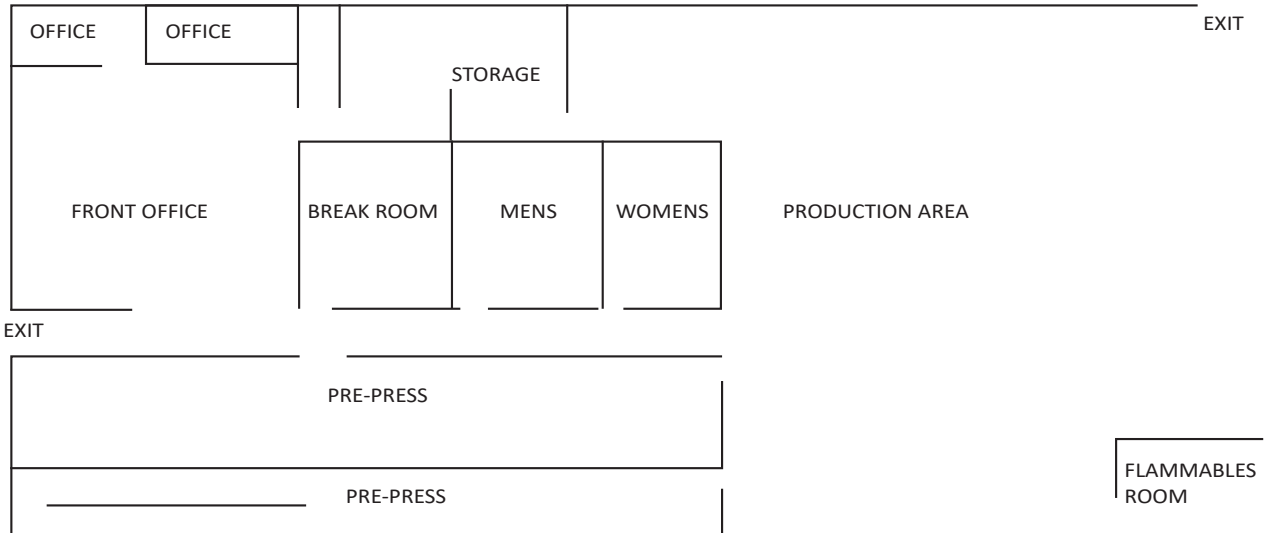


LOCAL EXPERTS.  
INDUSTRIAL STRENGTH.

# OFFICE WAREHOUSE FOR LEASE

1245 Elati St.  
Denver, CO 80239

## FLOOR PLAN



DRIVE TIMES	
DOWNTOWN	1 MINUTE
I-25	4 MINUTES
I-70	8 MINUTES
DIA	40 MINUTES



## LOCAL EXPERTS. INDUSTRIAL STRENGTH.



1801 W. Colfax Ave.  
Denver, CO 80204  
www.ringsbyrealty.com

Point of Contact:  
**Jake Cook**

jake@ringsbyrealty.com  
(303) 892-0118

**Tom Myers**

tom@ringsbyrealty.com  
(303) 892-0115