



**LOCAL EXPERTS.
INDUSTRIAL STRENGTH.**

WAREHOUSE BUILDING FOR LEASE

**2494 W 2nd Ave.
Denver, CO 80223**



PROPERTY FEATURES:

Available SF:	10,000 SF
Office SF:	2,500 SF
Dock High Doors:	2
Drive-In Doors:	2
Clear Height:	16'
Year Built:	1981
Zoning:	I-A
Expenses:	\$4.48/SF (estimate)

LEASE RATE: \$13/SF NNN

- Small fenced yard
- Mezzanine space (not included in SF)
- Security system + cameras
- Additional parking available



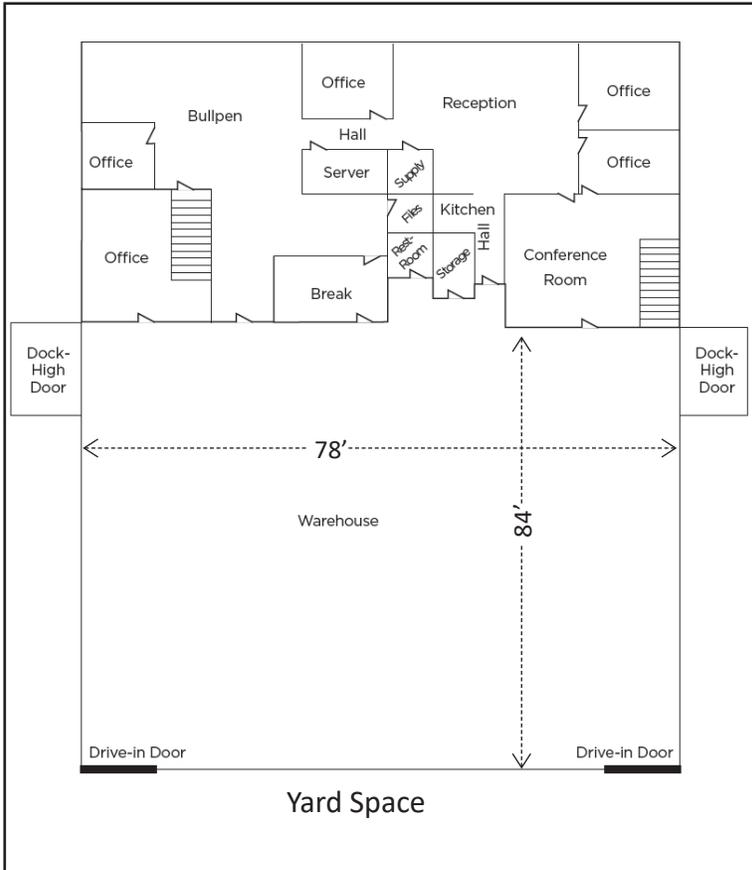
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