



**LOCAL EXPERTS.
INDUSTRIAL STRENGTH.**

WAREHOUSE SPACE FOR LEASE

1820 - 1840 W. 12TH PL.
DENVER, CO



PROPERTY FEATURES:

Building Size:	16,000 SF
Office SF:	1,300 SF
Lot Size:	26,877 SF / 0.62 AC
Sprinklered:	Yes
Year Built:	1972
Zoning:	I-B
Loading:	2 dock-high doors 1 - 11'x12' grade level door
Clear Height:	16'
Power:	Heavy
Expenses:	\$4.06/SF
LEASE RATE:	\$9.95/SF NNN
AVAILABLE:	7/1/2024



FEATURES:	
- New exterior lighting	- Great access to all highways
- New exterior paint	- 5 minutes to Downtown
- New awnings	- Core central location

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

Alex Ringsby
alex@ringsbyrealty.com
(303) 892-0120

Scott Patterson
scott@ringsbyrealty.com
(303) 892-0121