



**LOCAL EXPERTS.  
INDUSTRIAL STRENGTH.**

# **CENTRAL DENVER INDUSTRIAL WAREHOUSE FOR LEASE**

**1835 W 12th Ave.  
Denver, CO 80204**



## **PROPERTY FEATURES:**

**Unit Size:** 5,000 SF

**Office Size:** 800 SF

**Loading:** 1 DH door

**Ceiling Height:** 16'

**Zoning:** I-B, UO-2

**Construction:** Concrete block / Twin T

**Lease Rate:** \$12/SF NNN

**NNN:** \$3.80/SF

**UNBELIEVABLE  
CENTRAL LOCATION!**



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