



**LOCAL EXPERTS.
INDUSTRIAL STRENGTH.**

FREESTANDING WAREHOUSE W/ SMALL YARD FOR LEASE OR SALE

145 Yuma St. Denver, CO 80229



- Great access to I-25, 6th Ave. and Downtown Denver
- Fenced yard
- Rare Central Industrial Location

PROPERTY FEATURES:

BUILDING:	6,930 SF
OFFICE:	1,500 SF
SITE SIZE:	18,904 SF
CLEARANCE:	10'-11'
LOADING:	Dock pit & (1) drive-in
ZONED:	I-A
POWER:	Heavy 3-phase, 240 V
LEASE RATE:	\$10.00/SF NNN
SALE PRICE:	Call Broker



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