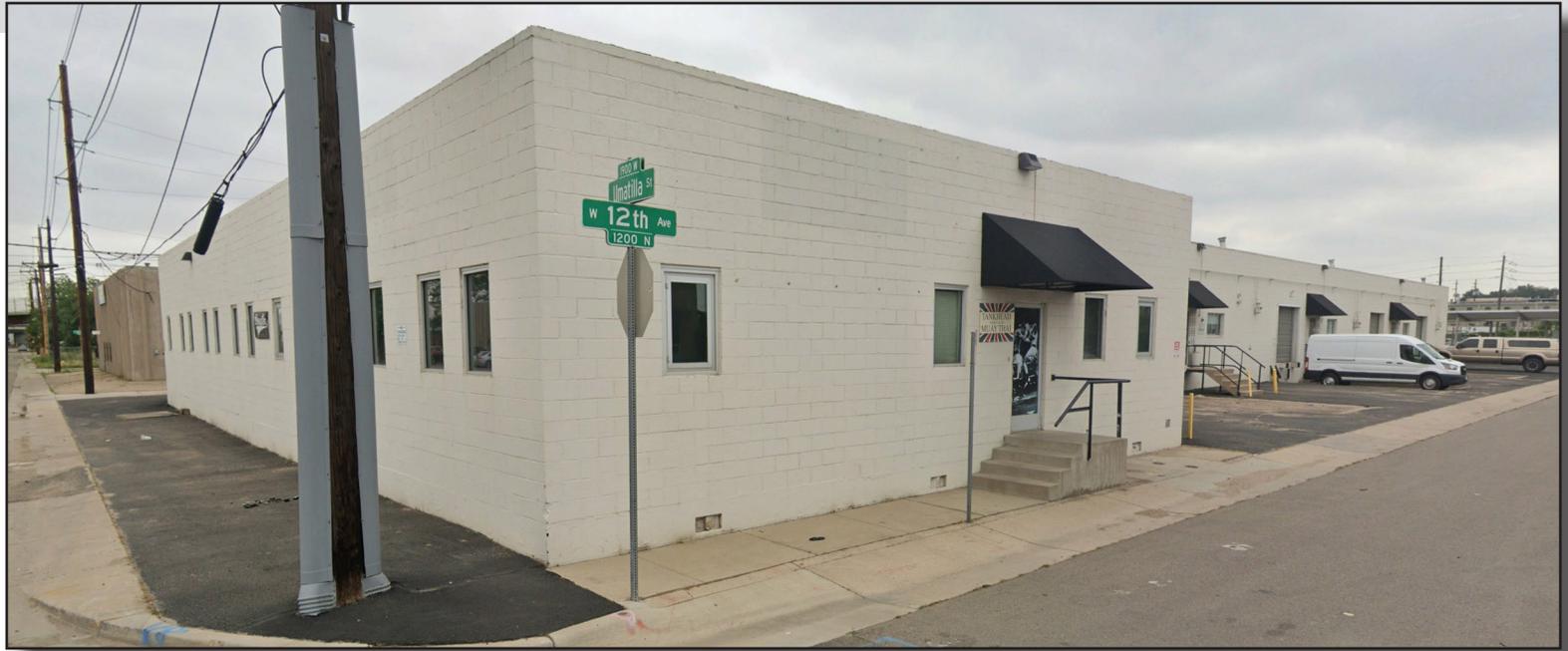




**LOCAL EXPERTS.  
INDUSTRIAL STRENGTH.**

# **CENTRAL DENVER INDUSTRIAL WAREHOUSE FOR LEASE**

**1865 W 12th Ave.  
Denver, CO 80204**



## **PROPERTY FEATURES:**

**Unit Size:** 5,000 SF

**Office Size:** 800 SF (approx.)

**Loading:** 1 DH door

**Ceiling Height:** 16'

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

**Construction:** Concrete block / Twin T

**Lease Rate:** \$12.50/SF NNN

**NNN:** \$4.55/SF



**UNBELIEVABLE  
CENTRAL LOCATION!**

© 2026 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.

# CENTRAL DENVER INDUSTRIAL WAREHOUSE FOR LEASE

1865 W 12th Ave.  
Denver, CO 80204



### Drive Times



Downtown Denver  
5 minutes



DIA  
40 minutes



E Colfax Ave.

I-25 N & S on-ramps



I-25 N & S on-ramps



## LOCAL EXPERTS. INDUSTRIAL STRENGTH.

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