

INDUSTRIAL UNIT FOR LEASE

1865 W 12th Ave.
Denver, CO 80204



- LED LIGHTS - GREAT LOCATION - UPDATED OFFICE

UNIT DETAILS

Available:	5,000
Office:	800 SF
Clear Height:	16'
Loading:	1 dock-high door
Zoning:	I-B, UO-2
Expenses:	\$4.55/SF NNN
LEASE RATE:	\$12.50/SF



LOCATION HIGHLIGHTS

Immediate I-25 Access: Situated between two I-25 on-ramps, providing direct northbound and southbound access with minimal traffic navigation.

Urban Infill Location: Rare industrial availability in the heart of Denver, just minutes from Downtown, Ball Arena, and the Auraria Campus.

High-Demand Submarket: Urban industrial space this close to Downtown Denver is increasingly scarce and rarely comes to market.

Major Development Corridor: Adjacent to the new Broncos stadium and Auraria Campus, one of Denver's most active growth areas.



Immediate Availability: Ready for occupancy now, eliminating downtime for a seamless transition.

Updated Throughout: New LED lighting, and refreshed office space ready for day-one occupancy.

Stable Tenant Community: Well-maintained multi-tenant building with established long-term neighbors.

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

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