

INDUSTRIAL UNIT FOR LEASE

1835 W 12th Ave.
Denver, CO 80204



- LED LIGHTS - NEW HVAC - GREAT LOCATION - UPDATED OFFICE

UNIT DETAILS

Available: 5,000

Office: 500 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 HVAC, 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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