

**1806 E. 40th AVENUE**

DENVER, COLORADO 80205

Gruber Commercial Real Estate Services | 970 Yuma Street, #100 Denver, CO 80204 | Tel: 720-490-1442



**FOR LEASE**

## Central Freestanding Manufacturing Building For Lease

**TOTAL BUILDING SIZE: 8,754 SF**

**SITE SIZE: 14,062 SF (CORNER LOT)**

### PROPERTY HIGHLIGHTS

- Industrial mixed-use corner lot for lease
- Existing 8,754 SF metal building
- Well located at a main access point into Denver's hottest neighborhood, the River North Arts District
- Walking distance to the 38th and Blake Light Rail
- Well distributed power
- Oversized loading doors



**LEASE RATE:**  
**\$5,500.00 NNN**  
**PER MONTH**



**Russell Gruber**

*Industrial Specialist / Owner*

**Cell: 720-490-1442**

[russell@grubercommercial.com](mailto:russell@grubercommercial.com)



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## AERIAL



## BUILDING PHOTOS





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