

2727

WEST 5TH AVE

DENVER, COLORADO

AVAILABLE FOR LEASE

Industrial Building Fronting on
6th Ave with Fenced Parking
& Loading (Divisible)

BROUGHT TO YOU BY GRUBER COMMERCIAL REAL ESTATE



BUILDING SIZE TOTAL: 36,750 SF | UNIT A: 21,750 SF | UNIT B: 15,000 SF

HIGHLIGHTS

- Option to divide space into two units
- Freestanding building
- Fenced parking lot
- Fenced loading court
- Skylights
- Temperature controlled building
- Major frontage/exposure on 6th Avenue
- Landlord will Demo & Customize Office!

**LEASE PRICE:
NEGOTIABLE**

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PROPERTY DETAILS



LEASE PRICE:
Negotiable



CONSTRUCTION TYPE:
Masonry



BUILDING SIZE:
36,750 SF (Divisible)



SPRINKLER:
Yes



SITE SIZE:
106,816 SF (2.45 acres)



POWER:
Heavy



OFFICE SIZE:
Based on Tenant Needs



CLEAR HEIGHT:
18' ft



ZONING:
I-MX-3



LOADING:
5 dock high doors, 1 oversized interior dock door

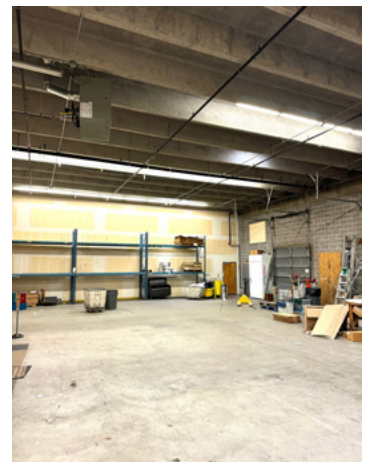
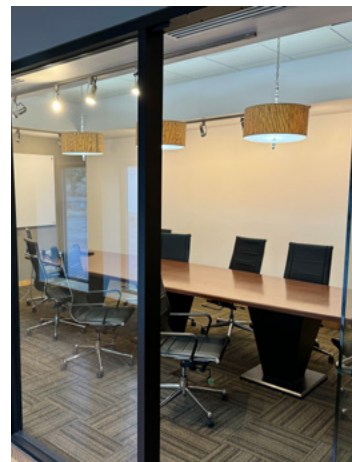
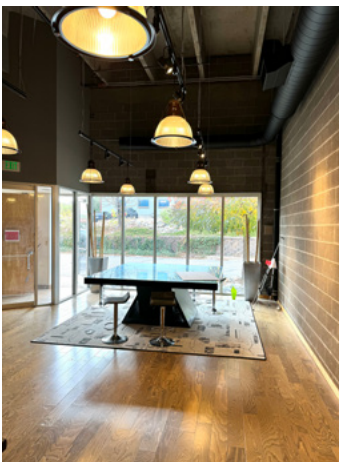


YOC:
1969



ESTIMATED NNN (2024):
\$4.50/SF

INTERIOR IMAGES



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