



**CENTRAL INDUSTRIAL
LOCATION**

SPACE AVAILABLE

10,524 SF

LEASE RATE

\$7,500/Month Modified
Gross

Property Highlights

- Centrally located in RiNo
- Will consider month-to-month terms
- Great storage space
- Clear span
- Oversized loading door
- Local owner



Russell Gruber

Industrial Specialist//Owner

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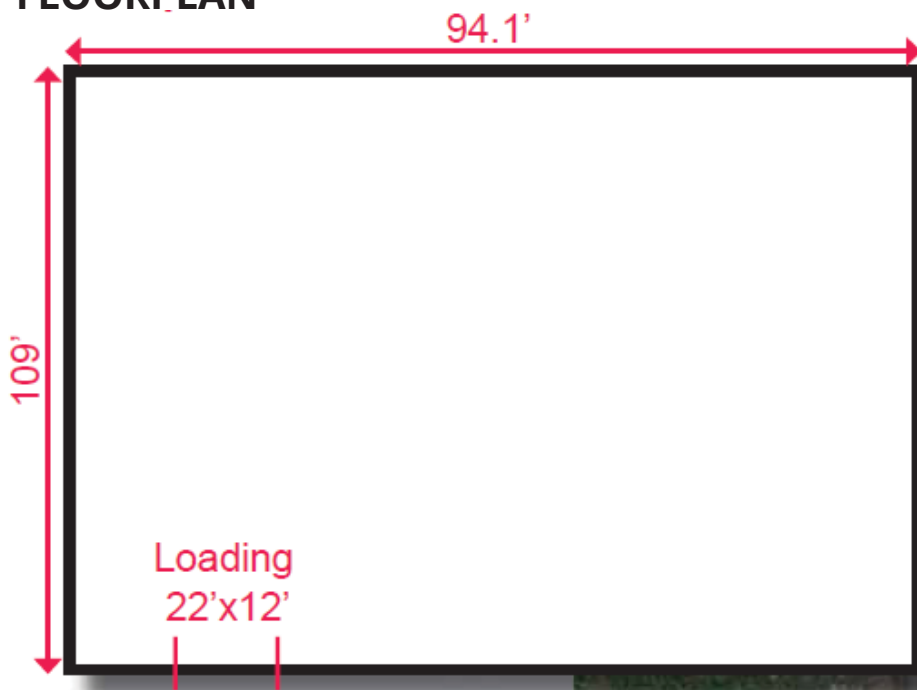
Commercial Real Estate Services

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FLOORPLAN



Property Details

Space Available	10,524 SF
Lease Rate	\$7,500/Month
	Mod. Gross
Clear Height:	20' - 21.8'
Zoning	I-1
Loading	(1) 22' x 12' Drive-in
YOC	1960



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