



# 471 Kalamath Street, Denver, CO 80204

## Central Industrial Building for Lease (Divisible)



AVAILABLE SPACE (TOTAL):  
**37,247/SF**

### UNIT A:

16,592/SF (1,254/SF Office/Showroom)

### UNIT B:

6,353 SF (1,324/SF Office)

### UNIT C:

14,302 SF (3,820/SF OFFICE)

Units A, B & C are contiguous and could be leased together or separately

LEASE RATE:

**CALL BROKER FOR QUOTE**

## FOR LEASE

### PROPERTY HIGHLIGHTS

- Established High Visibility Location
- Easy Access to I-25 Via Alameda and 6th Ave
- Abundant Surrounding Amenities
- **Fenced yard**
- **Off Street Parking Available**



### For More Information, Contact:

**Russell Gruber** | *Industrial Specialist/Owner*  
(720) 490-1442  
russell@grubercre.com

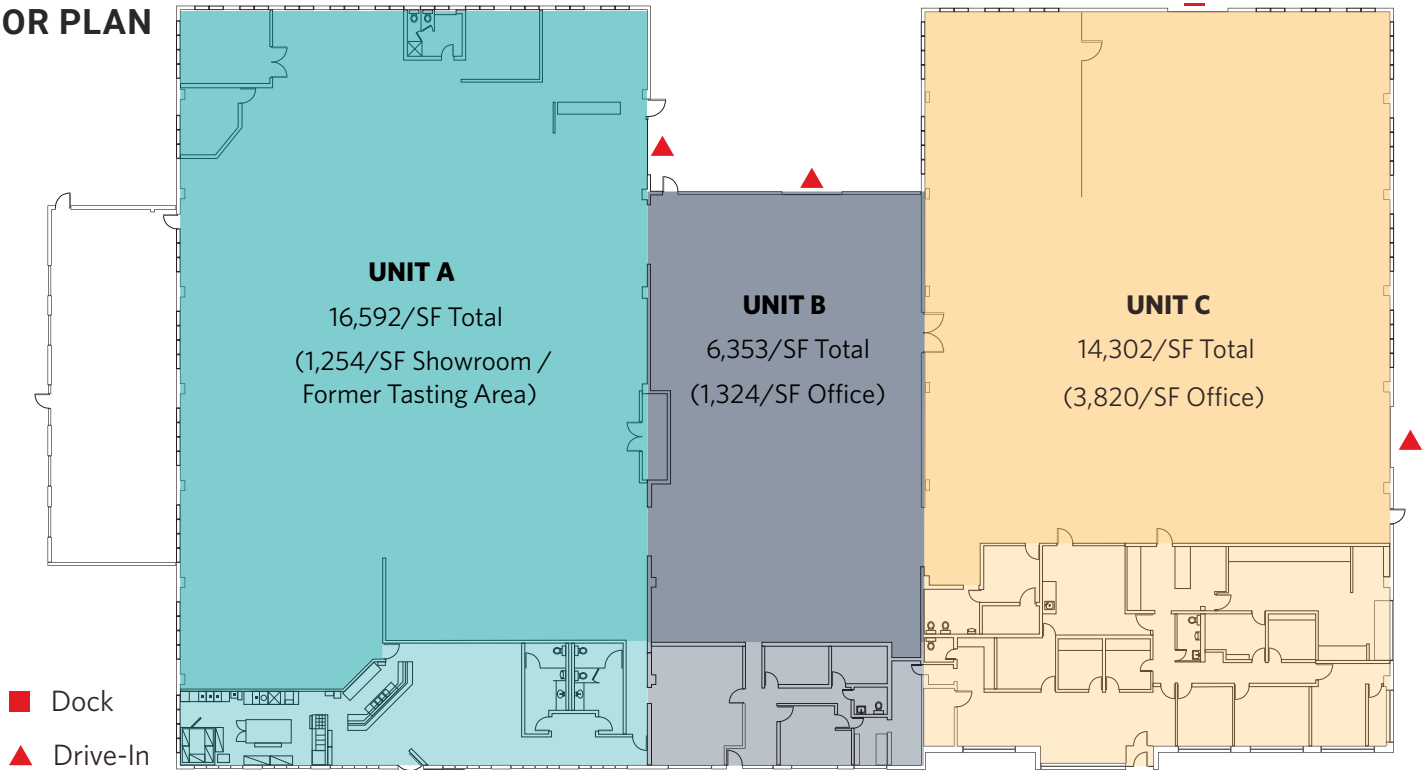
**Steve Fletcher** | *Industrial Specialist*  
(720) 320-0366  
steve@grubercre.com



## PROPERTY DETAILS

- **Lot Size:** 62,123/SF (1.43Acres)
- **Lease Rate:** Call Broker for Quote
- **OpEx:** \$4.80/SF NNN (2024 estimate)
- **Zoning:** I-MX5, Denver
- **Clear Height:** 14' (barrel roofs in excess of 20')
- **Clear Span Units**
- **Power:** 2000 Amps, 208 Volts, 3 Phase (to be verified)
- **Loading:** 3 Drive-In Doors, 1 Dock High Door

## FLOOR PLAN



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