

**6535 FRANKLIN STREET**  
DENVER, COLORADO 80229

Gruber Commercial Real Estate, Inc | 209 Kalamath Street #9, Denver, CO 80223 | Tel: 720-490-1442



## 17,724 SF Rail Served Industrial Space with Heavy Power | FOR LEASE

**SPACE AVAILABLE: 17,724 SF**

### PROPERTY HIGHLIGHTS

- Rail Served building (Denver Rock Island)
- New roof in 2018 (TPO/60 Mill)
- Tons of natural light from skylights and windows
- Heavy, well distributed power
- Fenced yard
- Oversized loading doors
- Located within an Enterprise Zone
- HUB Zone qualified location
- **Located within an Opportunity Zone**

LEASE RATE  
**CONTACT BROKER**



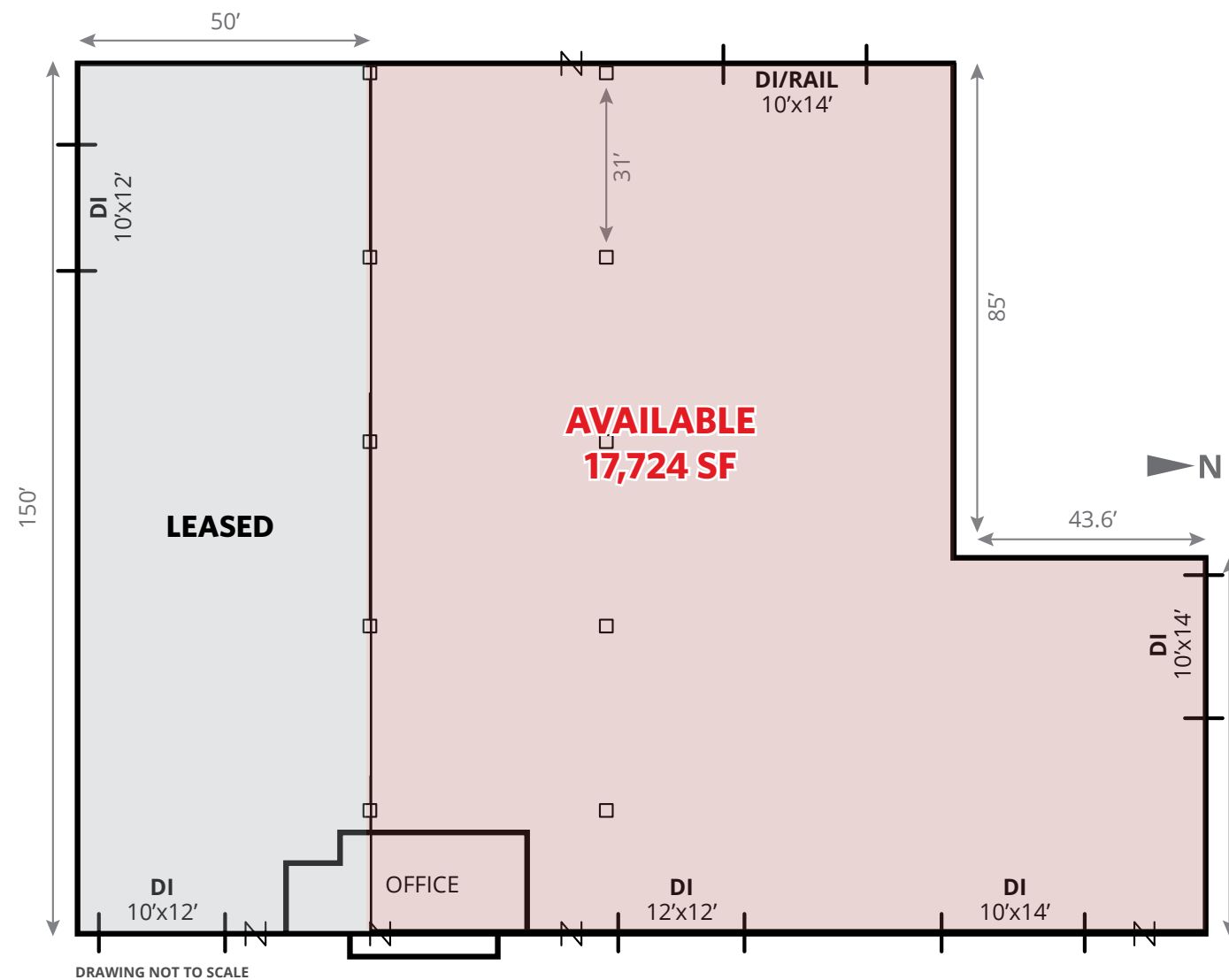
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**PROPERTY DETAILS**

- Available Space: 17,724 SF
- Building Size: 25,224 SF
- Office Size: +/- 1,500 SF
- Site: 1.08 acres
- Zoning: I-2
- YOC: 1974 (Twin-T Construction)
- Estimated NNN: \$4.50 SF
- County: Unincorporated Adams County
- Sprinkler: Yes
- Clear Height: 13' ft
- Power: 1,500 amps of 120/208 volt (to be verified)
- Heat: Gas forced
- A/C: Office only
- Loading: 3 drive-in loading doors and 1 rail door

**SITE PLAN**



**AERIAL**



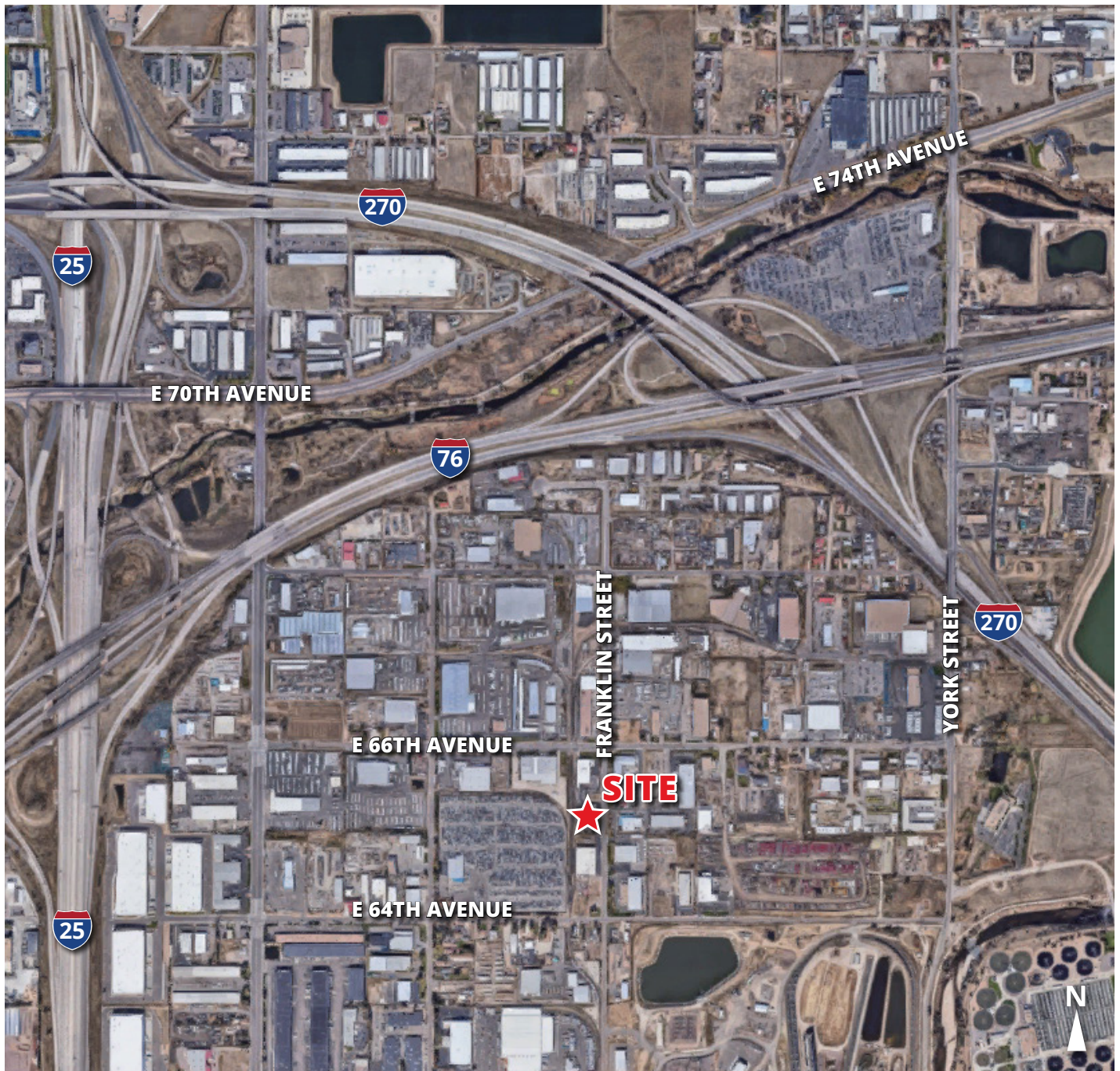
**INTERIOR PHOTOS**



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## AERIAL



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