



## 745 Vallejo Street, Denver, CO

Office/Warehouse Space For Lease

### FOR LEASE

#### PROPERTY HIGHLIGHTS

- Great central location
- I-25 visibility
- Fenced yard



SPACE AVAILABLE:  
**2,800 SF**



SITE SIZE:  
**.28 ACRES (12,000 SF)**

LEASE RATE: **\$3,700/MO NNN**

For More Information, Contact:

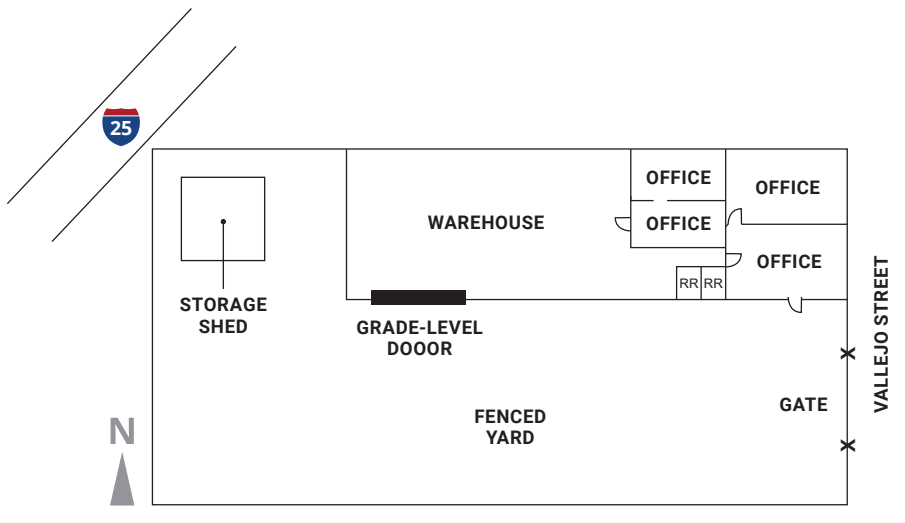
**Steve Fletcher** | *Industrial Specialist*

(720) 320-0366

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## FLOOR PLAN



## PROPERTY DETAILS

- **Building Size:** 2,800 SF
- **Site Size:** .28 acres (12,000 SF)
- **Loading:** 1 grade-level door
- **Year Built:** 1964
- **Zoning:** I-A, UO-2 (City and County Denver)
- **Taxes & Insurance:** \$1,435.32/mo
- **Construction Type:** Brick

## AERIAL



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