



1346 W Cedar Ave, Denver, CO

Industrial Unit with Yard for Lease

FOR LEASE

PROPERTY HIGHLIGHTS

- Centrally located with easy access to I-25 via Alameda
- Drive-in Loading
- New fence & gates for yard area



AVAILABLE SPACE:

UNIT 1346:
4,800/SF WAREHOUSE
.17 ACRE FENCED YARD

LEASE RATE: \$6,500/MONTH

For More Information, Contact:

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

AERIAL



PROPERTY DETAILS

- **Warehouse:** 4,800/SF
- **Yard Size:** .17 acres (7,400/SF)
- **Zoning:** I-B
- **City/County:** Denver/Denver
- **YOC:** 1957



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