



1441 W. 46th Avenue, Denver, CO

Office/Warehouse Units For Lease

FOR LEASE

PROPERTY HIGHLIGHTS

- Small office/warehouse units for lease
- Central location
- Common loading provides both dock-high and grade-level loading for each unit!



BUILDING SIZE:
43,860 SF



SPACE AVAILABLE:
Unit #4: 3,000 SF (Vacant)
Unit #6: 2,283 SF (Available)
Unit #12: 1,842 SF (Available)
Unit #13: 1,560 SF (Available)
Unit #16: 1,842 SF (Available)

LEASE RATE: CALL BROKER FOR RATES

CAM: \$4.85/SF (EST. 2022)

For More Information, Contact:

Steve Fletcher | *Industrial Specialist*

(720) 320-0366

steve@grubercre.com

AERIAL

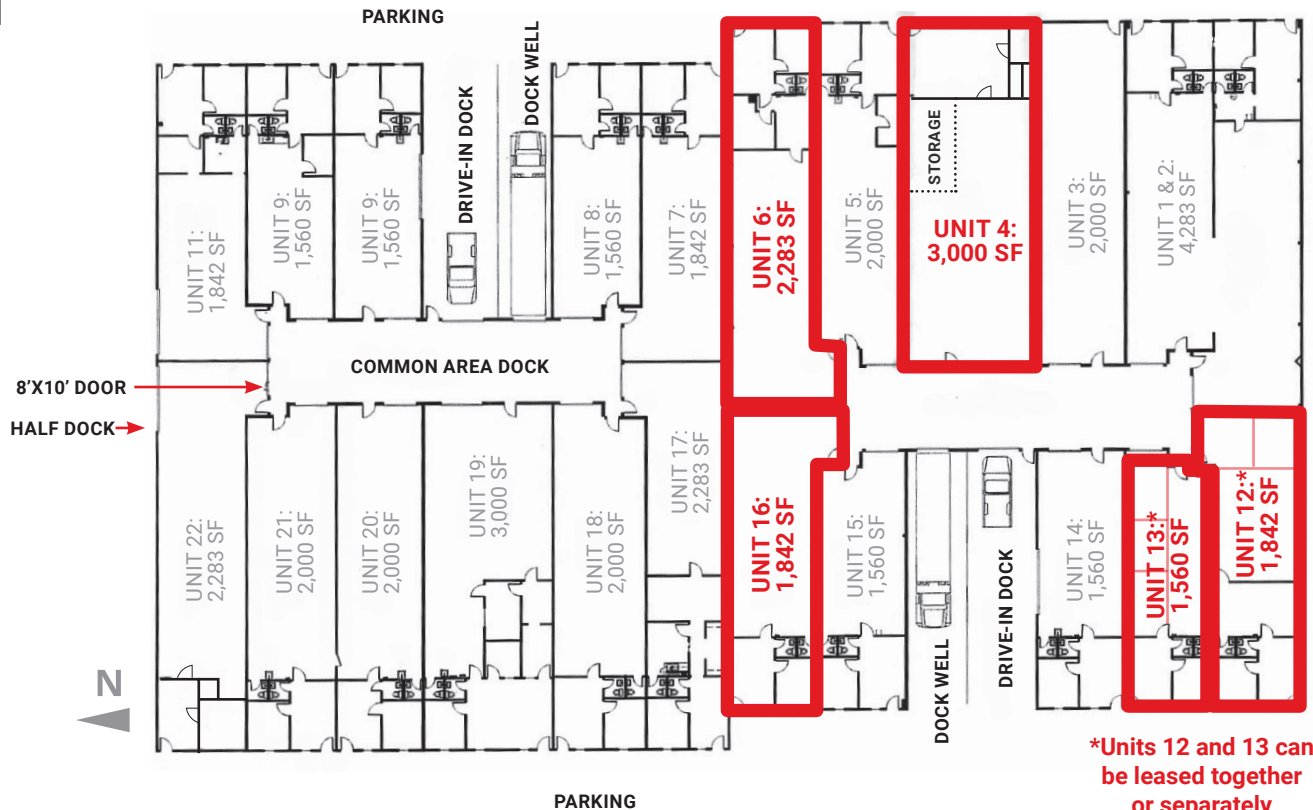


PROPERTY DETAILS

- **Site Size:** 2.36 acres
- **YOC:** 1973
- **Zoning:** I-MX-3
- **Clear Height:** 13'
- **Lease Rate:** Call Broker for Rates
- **CAM:** \$4.85/SF (est. 2022)

FLOOR PLAN

AVAILABLE



*Units 12 and 13 can be leased together or separately

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