



## 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 #1 & #2: 4,283 SF** (Available soon)  
**Unit #3: 2,000 SF** (Available soon)  
**Unit #4: 3,000 SF** (Vacant)  
**Unit #5: 2,000 SF** (Vacant)  
**Unit #12: 1,842 SF** (Available soon)  
**Unit #13: 1,560 SF** (Available soon)  
**Unit #18: 2,000 SF** (Available soon)

**LEASE RATE: \$15.00/SF NNN**

**CAM: \$4.70/SF (EST. 2022)**

For More Information, Contact:

**Steve Fletcher** | *Industrial Specialist*

(720) 320-0366

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## AERIAL



### PROPERTY DETAILS

- Site Size: 2.36 acres
- YOC: 1973
- Zoning: I-MX-3
- Clear Height: 13'
- Lease Rate: \$15.00/SF NNN
- CAM: \$4.70/SF (est. 2022)

## FLOOR PLAN

- AVAILABLE SOON
- AVAILABLE NOW



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