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**2505 W 8th Ave, Denver, CO 80204**

**Warehouse Space For Lease**

## FOR LEASE

### PROPERTY HIGHLIGHTS

- Central location with easy I-25 access
- I-25 visibility



UNIT 2525: 3,517 SF

UNIT 2531: 3,517 SF

UNIT 2565: 4,794 SF

**LEASE RATE: \$14.00/SF NNN**

**For More Information, Contact:**

**Steve Fletcher** | *Industrial Specialist*

(720) 320-0366

steve@grubercr.com



## PROPERTY DETAILS

- **CAM Expenses:** \$4.50/SF
- **Loading:** Grade level & dock high loading
- **Year Built:** 1961
- **Zoning:** I-A
- **County:** Denver
- **Ceiling Height:** 14'



## AERIAL

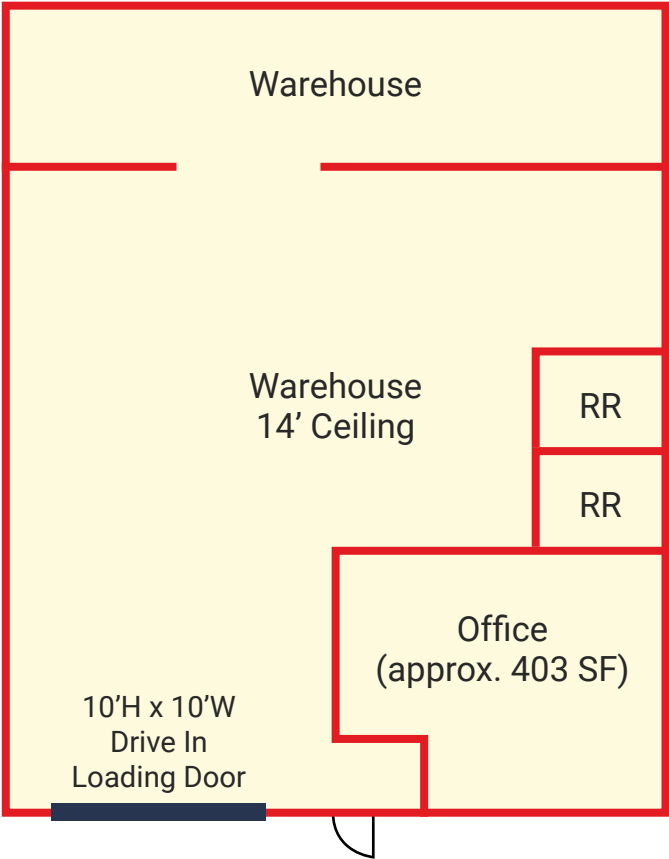


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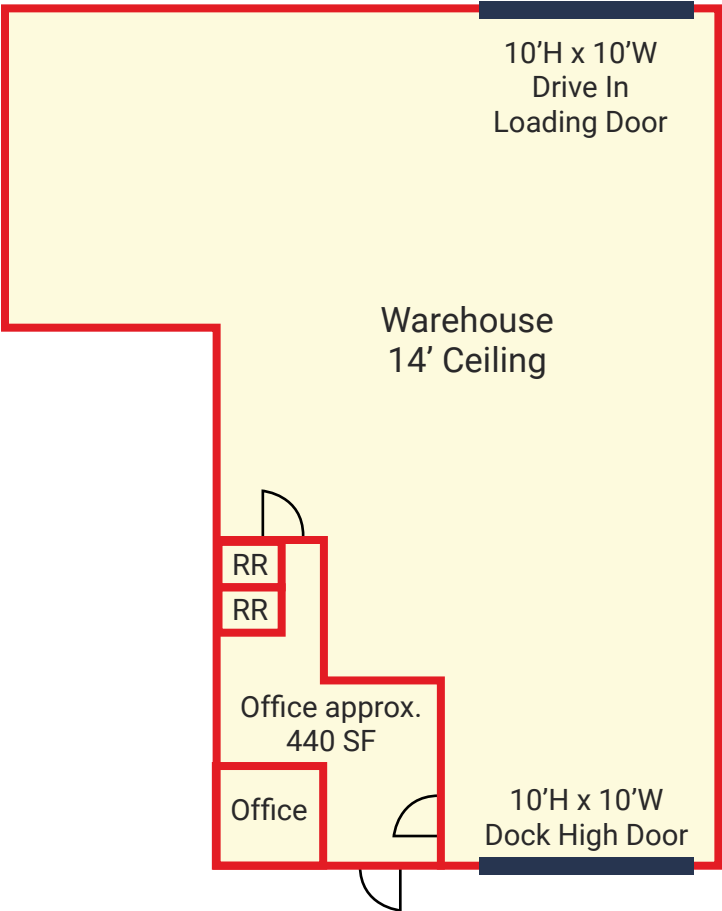
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**UNIT 2525  
FLOOR PLAN**



**UNIT 2565  
FLOOR PLAN**



**UNIT 2531  
FLOOR PLAN**

