

**2650 W. 6TH AVE, UNIT 2**

DENVER, CO 80204

Gruber Commercial Real Estate, Inc | 209 Kalamath Street #9, Denver, CO 80223 | 720-490-1442



**FOR LEASE**

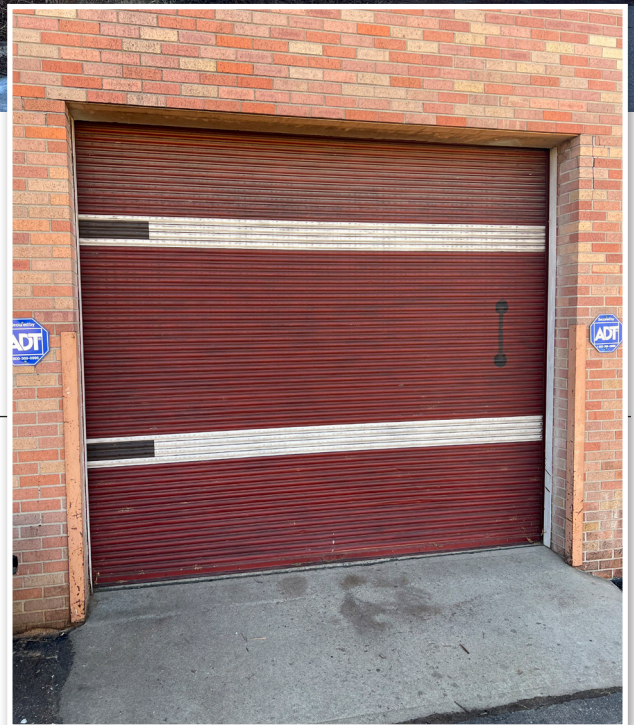
## Central Warehouse Space with 6th Avenue Visibility

**UNIT SIZE: 2,105/SF**

### PROPERTY HIGHLIGHTS

- Central Location with Huge Visibility
- Local Ownership
- Cool Characted Office Space
- Well Distributed Power

**LEASE RATE: \$15.00 GROSS**



**Russell Gruber**

Industrial Specialist / Owner

**720-490-1442**

russell@grubercre.com

**Gruber**

COMMERCIAL REAL ESTATE

grubercommercial.com

# 2650 W. 6TH AVE, UNIT 2

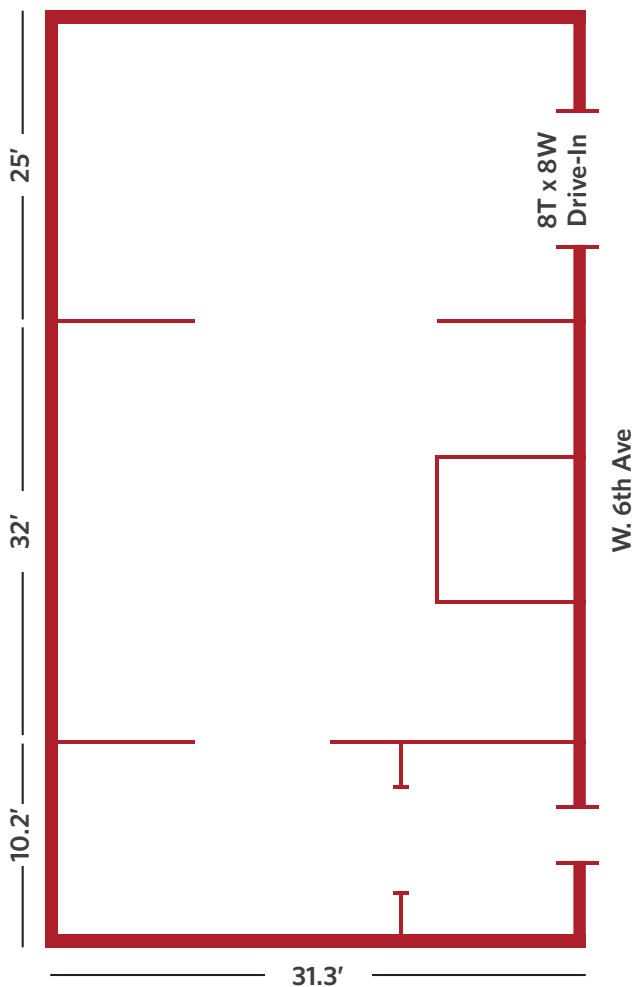
DENVER, CO 80204

Gruber Commercial Real Estate, Inc | 209 Kalamath Street #9, Denver, CO 80223 | 720-490-1442

## PROPERTY DETAILS

- **Unit Size:** 2,105/SF
- **Office Size:** 310/SF
- **YOC:** 1965 (Masonry)
- **Zoning:** I-A
- **City/County:** Denver/Denver
- **Clear Height:** 10.5ft
- **Sprinkler:** Yes
- **Power:** 3-phase
- **Loading:** 1 Drive-in Door (8'X10)

## FLOOR PLAN



## AERIAL VIEWS



**Russell Gruber**  
Industrial Specialist / Owner  
**720-490-1442**  
russell@grubercre.com

**Gruber**  
COMMERCIAL REAL ESTATE

grubercommercial.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Gruber Commercial Real Estate Services.