

**2650 W. 6TH AVE, UNIT C**  
DENVER, COLORADO

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



## Central 15,000/SF Dock High Warehouse Space | FOR LEASE

**BUILDING SIZE: 15,000/SF**

### PROPERTY HIGHLIGHTS

- Central Location
- 3,000 plus amps of Power (to be verified)
- Local Ownership
- HVAC throughout space
- Mezzanine space not in square footage



LEASE RATE  
CONTACT BROKER

**Russell Gruber**

*Industrial Specialist / Owner*

**Cell: 720-490-1442**

[russell@grubercre.com](mailto:russell@grubercre.com)

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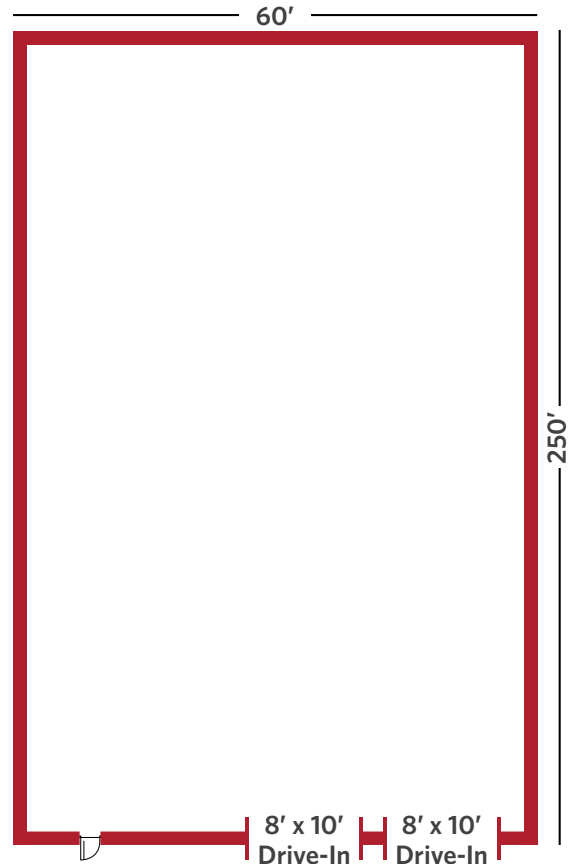
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## PROPERTY DETAILS

- **Space size:** 15,000/SF
- **Rate:** Contact Broker
- **NNN Estimate:** \$4.50/SF
- **YOC:** 1965
- **Zoning:** I-A
- **City/County:** Denver/Denver
- **Heat:** Gas forced & radiant
- **Cooling:** Most of space has HVAC
- **Sprinkler:** Yes
- **Power:** Heavy 3-phase (3,000amps plus)  
— to be verified
- **Loading:** Two 8'X10' Dock doors with Levers

## FLOOR PLAN



## AERIAL VIEW



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