

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
- **Space can be combined with Unit B for a total 17,105/SF**



LEASE RATE
CONTACT BROKER

Russell Gruber

Industrial Specialist / Owner

Cell: 720-490-1442

russell@grubercre.com

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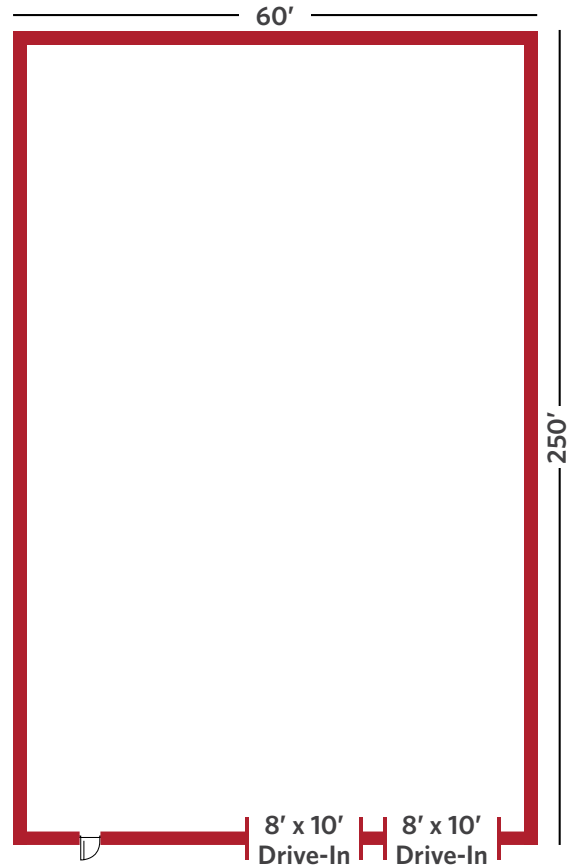
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PROPERTY DETAILS

- **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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