

±2,000 SF BUILDING | FOR LEASE

# 3925

## WALNUT STREET

DENVER, COLORADO 80205

- FENCED YARD AREA
- EXCELLENT CENTRAL LOCATION
- FLOOR DRAINS
- ABILITY TO DRIVE THROUGH BUILDING



LOCATED WITHIN THE RiNo ARTS DISTRICT  
MINUTES FROM DOWNTOWN

LEASING BY:

**Russell Gruber**

Industrial Specialist / Owner

Cell: 720-490-1442

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**Gruber**

Commercial Real Estate Services

<https://grubercommercial.com>





## PROPERTY DETAILS:

FOR LEASE:  
**\$5,000/MONTH**

BUILDING SIZE:  
**±2,000 SF**

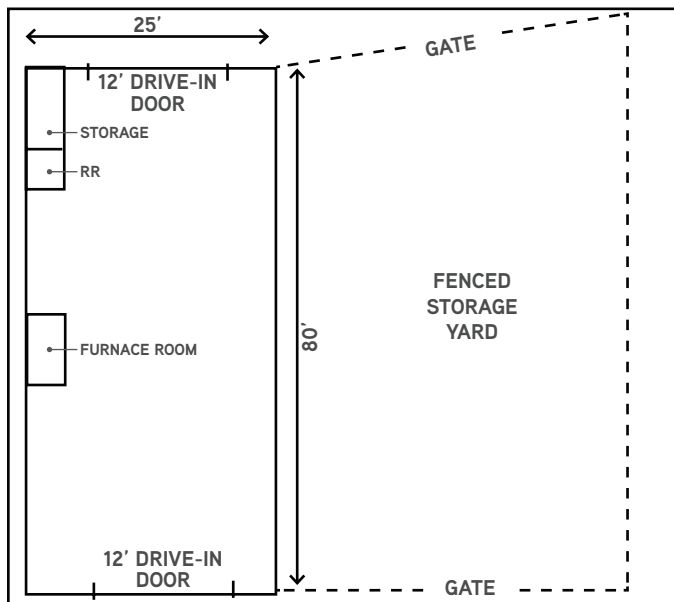
SITE SIZE:  
**±10,000 SF**

Along with being in the RiNo Neighborhood the site is walking distance to the 38th & Blake Light Rail Station which serves Union Station/Downtown Denver and DIA



## PROPERTY FEATURES:

- **Ceiling Clearance:** 14'
- **Electrical:** To be verified by electrician
- **Loading:** 2 over-sized Drive-In doors
- **Sprinkler:** Yes
- **Lighting:** Fluorescent strip
- **City/County:** Denver
- **Year Built:** 1957
- **Zoning:** I-A, City of Denver



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