



471 Kalamath Street, Denver, CO 80204

Industrial Building for Lease



AVAILABLE SPACE (TOTAL):
37,247/SF

UNIT A:

16,592/SF (1,254/SF Office/Showroom)

UNIT B:

6,353 SF (1,324/SF Office)

UNIT C:

14,302 SF (3,820/SF OFFICE)

*Units A, B & C are contiguous and
could be leased together or separately*

LEASE RATE:

CALL BROKER FOR QUOTE

FOR LEASE

PROPERTY HIGHLIGHTS

- Established High Visibility Location
- Easy Access to I-25 Via Alameda and 6th Ave
- Some Yard/Outdoor Storage Available
- Abundant Surrounding Amenities



For More Information, Contact:

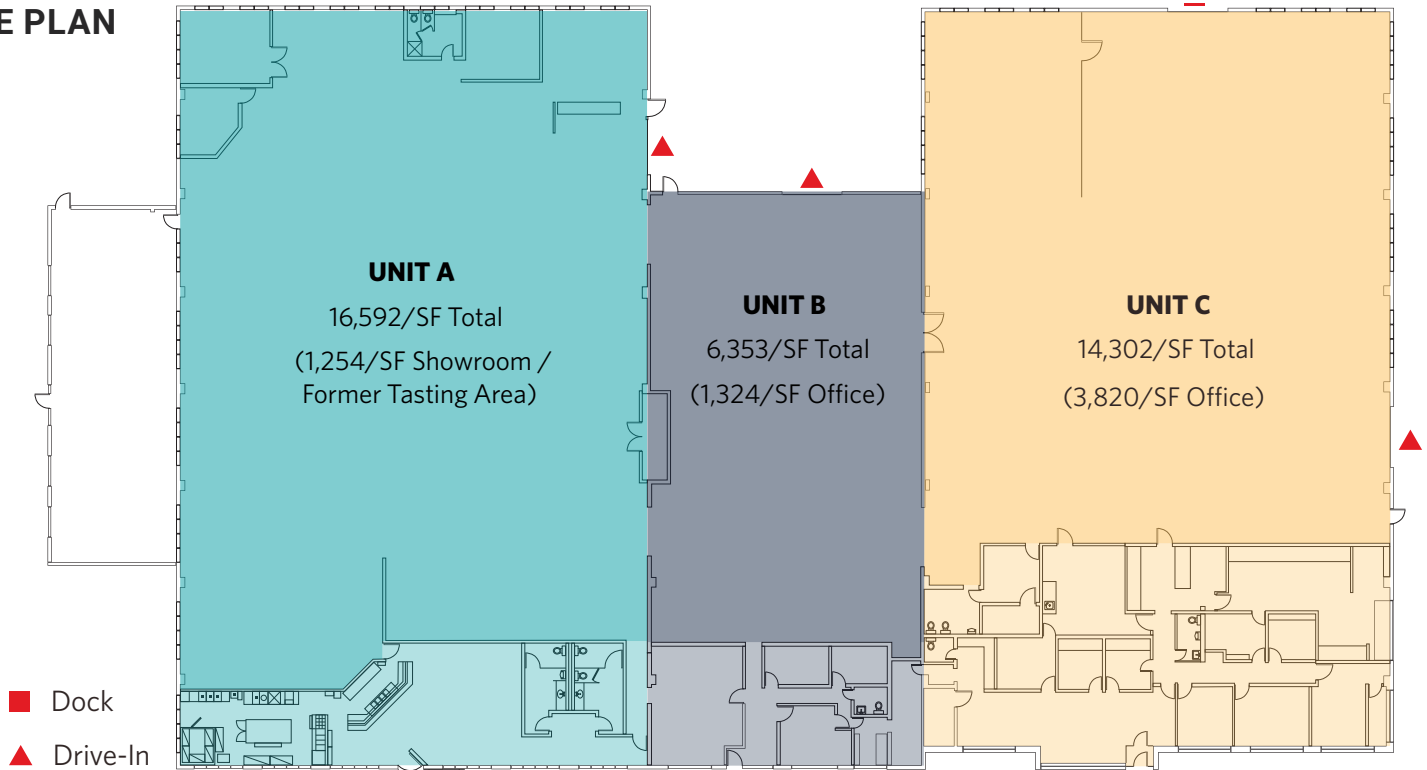
Russell Gruber | *Industrial Specialist/Owner*
(720) 490-1442
russell@grubercre.com

Steve Fletcher | *Industrial Specialist*
(720) 320-0366
steve@grubercre.com

PROPERTY DETAILS

- **Lot Size:** 62,123/SF (1.43Acres)
- **Lease Rate:** Call Broker for Quote
- **OpEx:** \$4.80/SF NNN (2024 estimate)
- **Zoning:** I-MX5, Denver
- **Clear Height:** 14' (barrel roofs in excess of 20')
- **Power:** 2000 Amps, 208 Volts, 3 Phase (to be verified)
- **Loading:** 3 Drive-In Doors, 1 Dock High Door

SITE PLAN



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