Gruber Commercial Real Estate, Inc. | 209 Kalamath Street, #9 Denver, CO 80223 | (720) 490-1442 | grubercommercial.com



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



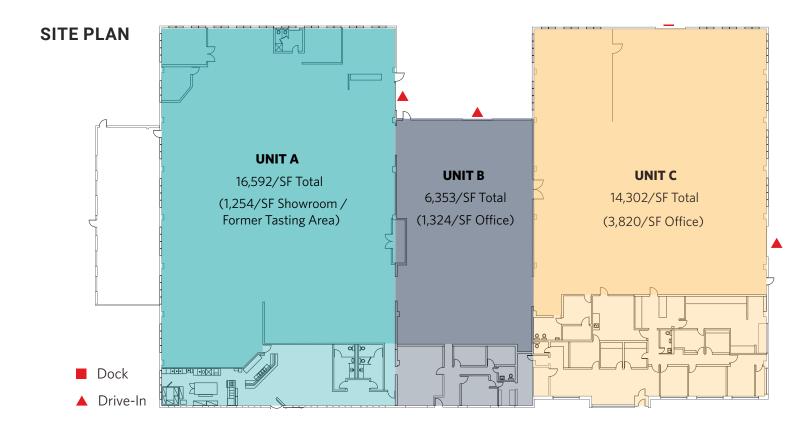
For More Information, Contact:

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





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