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5485 Marion Street, Denver, CO 80216

Warehouse Space For Lease

FOR LEASE

PROPERTY HIGHLIGHTS

- Clear Span Warehouse
- +/- 900 SF Office Space
- Storage Mezzanine Above Offices
- Additional Outdoor Parking/Storage Area



SPACE AVAILABLE: 5,000 SF



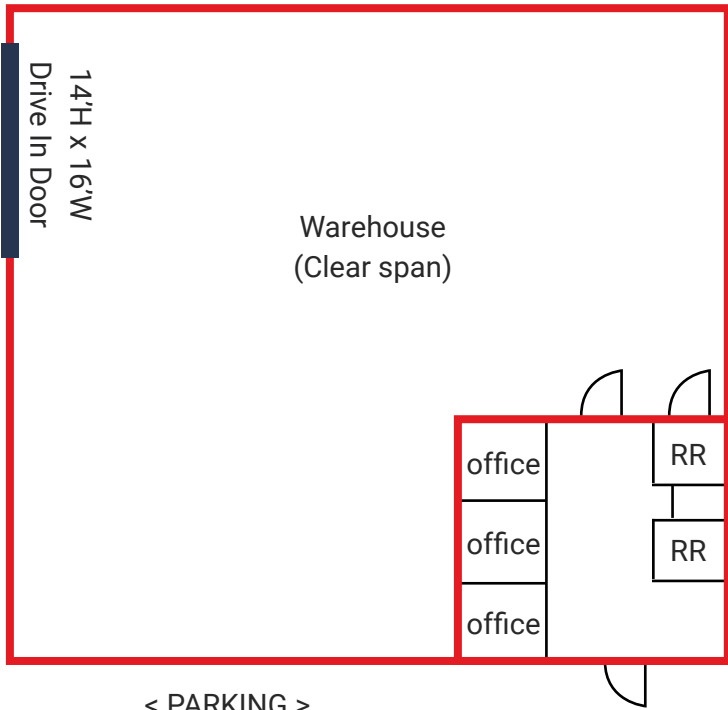
UNIT: A

LEASE RATE: \$13.00/SF NNN

For More Information, Contact:

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

FLOOR PLAN



PROPERTY DETAILS

- **Building Size:** 5,000 SF
- **Loading:** 1 grade-level door (14' x 16')
- **Year Built:** 1999
- **Zoning:** PUD
- **County:** Adams County
- **Ceiling Height:** 14'4"–18'8"
- **CAM:** \$5.40/SF (estimate for 2026)

AERIAL



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