

G



**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: \$7,000/Month + Utilities**

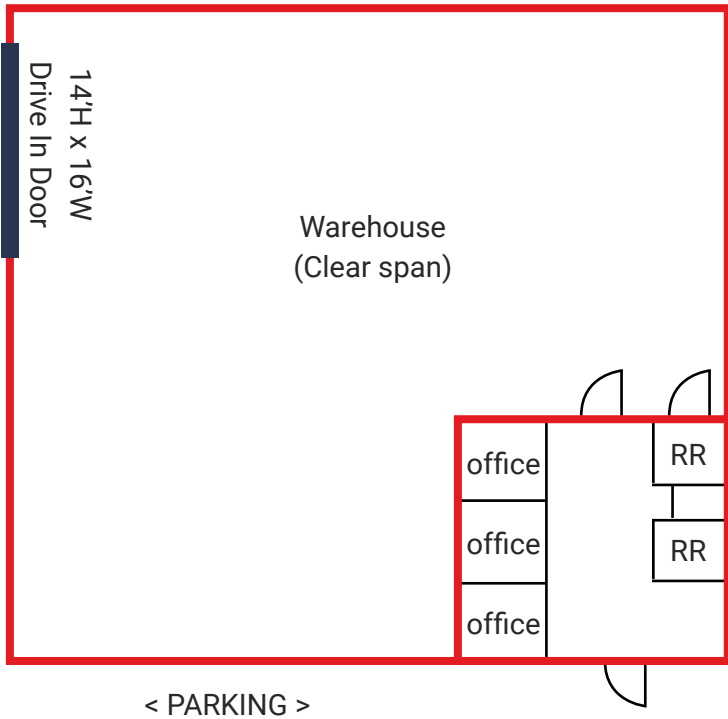
**For More Information, Contact:**

**Steve Fletcher** | *Industrial Specialist*

(720) 320-0366

steve@grubercre.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"

## AERIAL



**For More Information, Contact:**

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

