

5830

DOWNING STREET

DENVER, COLORADO 80216



CENTRALLY LOCATED

**Unique and Hard to Find, Small Warehouse,
Shop, and Storage Units For Lease**

LEASING BY:

Russell Gruber

Industrial Specialist / Owner

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Gruber

Commercial Real Estate Services

<https://grubercommercial.com>

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THE PROPERTY



- A** WAREHOUSE
- B** SHOP BUILDING
- C** STORAGE BUILDING

PROPERTY DETAILS

- Total building SF: 30,393
- Site size: 2.62 acres
- Located in Unincorporated Adams County with Denver mailing address
- I-1 zoning (Industrial)
- The property is located in an Enterprise zone
- Very central location with easy access to I-25 and minutes from downtown Denver
- Adams County 2020 sales tax is 3.75%





**WAREHOUSE WITH
STREET-FACING OFFICE**

A

WAREHOUSE

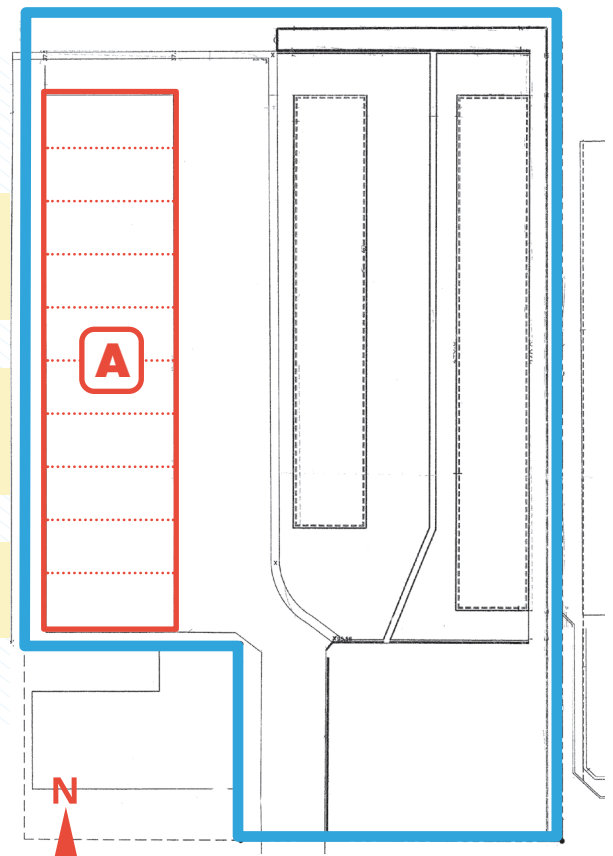
BUILDING DETAILS

- **Total building size:** 15,000 SF
(10 total units, each are 1,500 SF)
- **Available:** 1,500 SF up to
15,000 SF
- **Lease rate:** \$2,000 / month / unit
- **Office:** +/- 250 SF / unit
- **YOC:** 1985, concrete building
- **Loading:** 14 ft. clear, drive-in
- **Front park / rear load**
- **Power:** 3-phase
- **Heat / Air:** Gas forced heat in
warehouse, wall unit AC in office

AVAILABLE:
1,500 SF UP TO
15,000 SF

**LEASE RATE
PER UNIT:**
\$2,000 / MONTH

UNIT SIZE:
25' x 60'



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B

SHOP BUILDING

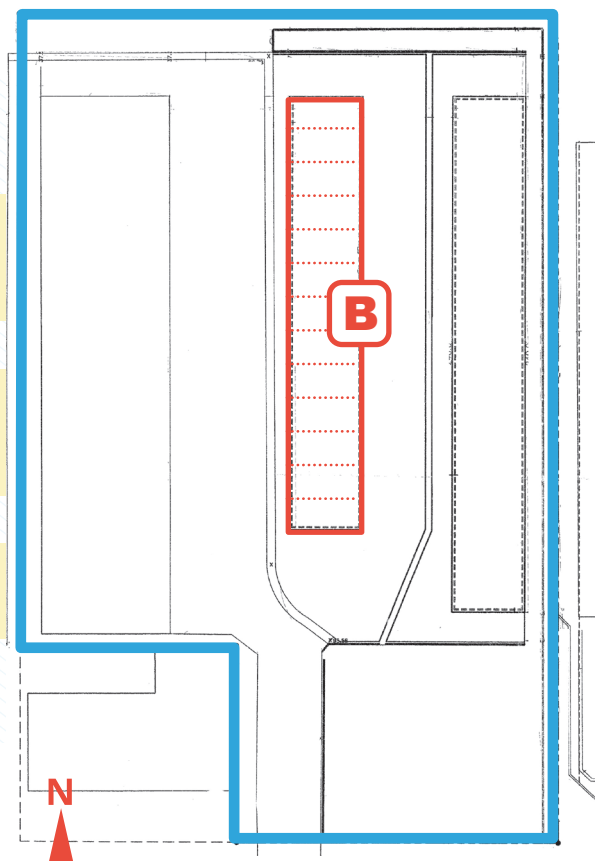
BUILDING DETAILS

- **Total building size:** 6,825 SF
(13 total units, each are 525 SF)
- **Available:** 525 SF up to 6,825 SF
- **Lease rate:** \$700 / month / unit
- **Office:** N/A
- **YOC:** 2004, metal building
- **Loading:** 14 ft. clear, drive-in
- **Power:** 3-phase
- **Heat / Air:** Gas heaters

AVAILABLE:
525 SF UP TO
6,825 SF

**LEASE RATE
PER UNIT:**
\$700 / MONTH

UNIT SIZE:
15' x 35'



SHOP BUILDING



STORAGE BUILDING

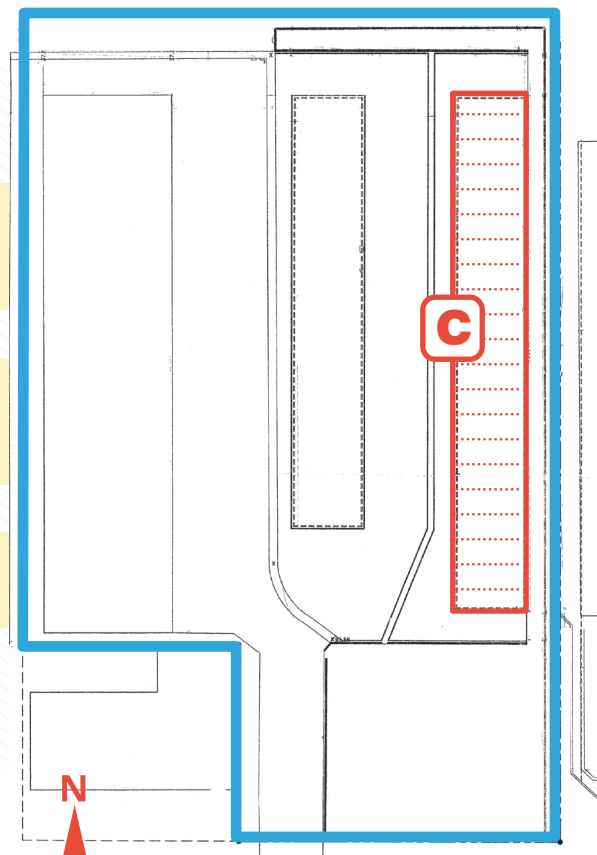
BUILDING DETAILS

- **Total building size:** 8,568 SF
(21 total units, each are 408 SF)
- **Available:** 408 SF up to 8,568 SF
- **Lease rate:** \$544 / month / unit
- **Office:** N/A
- **YOC:** 2007, metal building
- **Loading:** 16 ft. clear, each unit has one grade-level loading door
- **Power:** 3-phase
- **Heat / Air:** N/A

AVAILABLE:
408 SF UP TO
8,568 SF

**LEASE RATE
PER UNIT:**
\$544 / MONTH

UNIT SIZE:
12' x 34'



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CENTRALLY LOCATED

EASY ACCESS TO I-25

**11 MINUTES TO
DOWNTOWN DENVER**

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DOWNING STREET

DENVER, COLORADO 80216

E 70TH AVE

E 66TH AVE

E 62ND AVE

E 58TH AVE

**NORTH
WASHINGTON
BUSINESS
CENTER**

**ANHEUSER-
BUSCH CO**

**THE DENVER
POST**

**DENVER
MART**

**CITY VIEW
PARK
INDUSTRIAL
CENTER**



WASHINGTON ST

DOWNING ST

FRANKLIN ST



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