



AVAILABLE: SEPTEMBER 1, 2022

745 Vallejo Street, Denver, CO

Office/Warehouse Space For Lease

FOR LEASE

PROPERTY HIGHLIGHTS

- Great central location
- I-25 visibility
- Fenced yard



SPACE AVAILABLE:
2,800 SF



SITE SIZE:
.28 ACRES (12,000 SF)

LEASE RATE: **\$3,500/MO NNN**

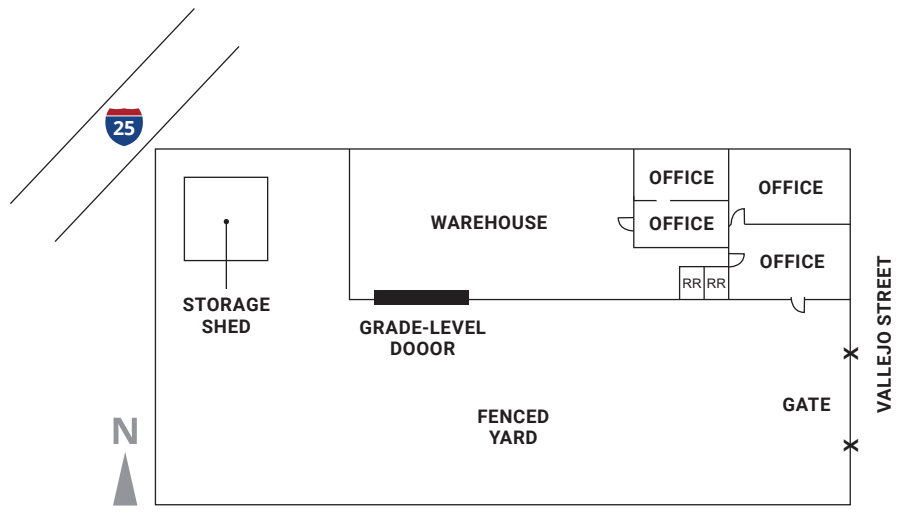
For More Information, Contact:

Steve Fletcher | *Industrial Specialist*

(720) 320-0366

steve@grubercre.com

FLOOR PLAN



PROPERTY DETAILS

- **Building Size:** 2,800 SF
- **Site Size:** .28 acres (12,000 SF)
- **Loading:** 1 grade-level door
- **Year Built:** 1964
- **Zoning:** I-A, UO-2
(City and County Denver)
- **Taxes & Insurance:** \$1,336.38/mo
- **Construction Type:** Brick

AERIAL



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