

INFILL CREATIVE
WAREHOUSE & MAKER SPACE
FOR LEASE

The
Refractory

890 NAVAJO STREET, DENVER, CO



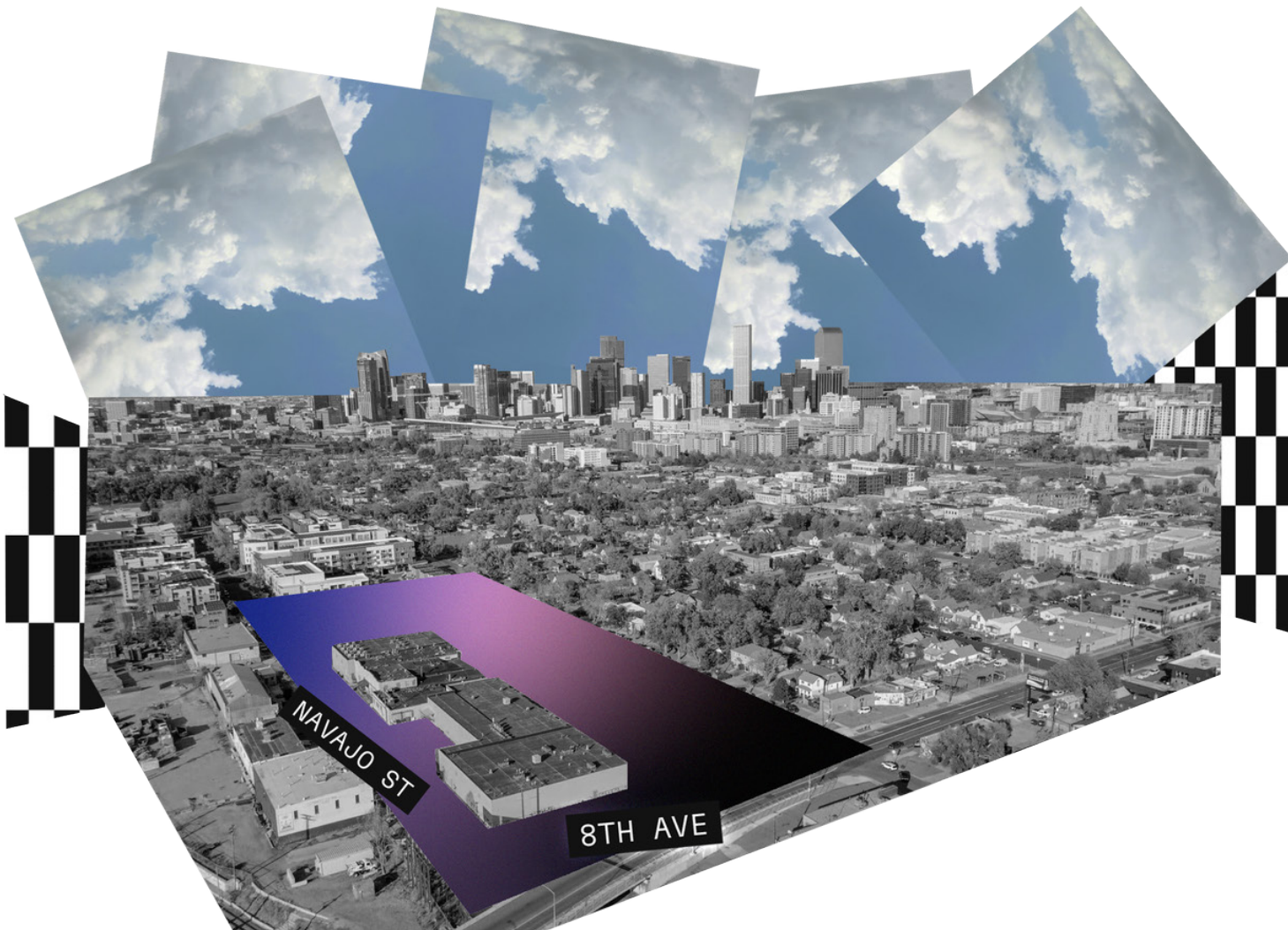
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LEASING OPPORTUNITY OVERVIEW:

Located in the heart of Denver, **890 Navajo** is a historic building with a rich past, originally serving as a pickle production facility. Over the years, it has undergone significant expansions and major power upgrades, making it an ideal space for modern industrial and commercial use.

THIS CENTRALLY LOCATED PROPERTY FEATURES:

Flexible leasing options: Spaces range from 3,825 SF to 56,160 SF

Modern upgrades: New LED lighting, upgraded sprinkler systems, and a brand-new HVAC system

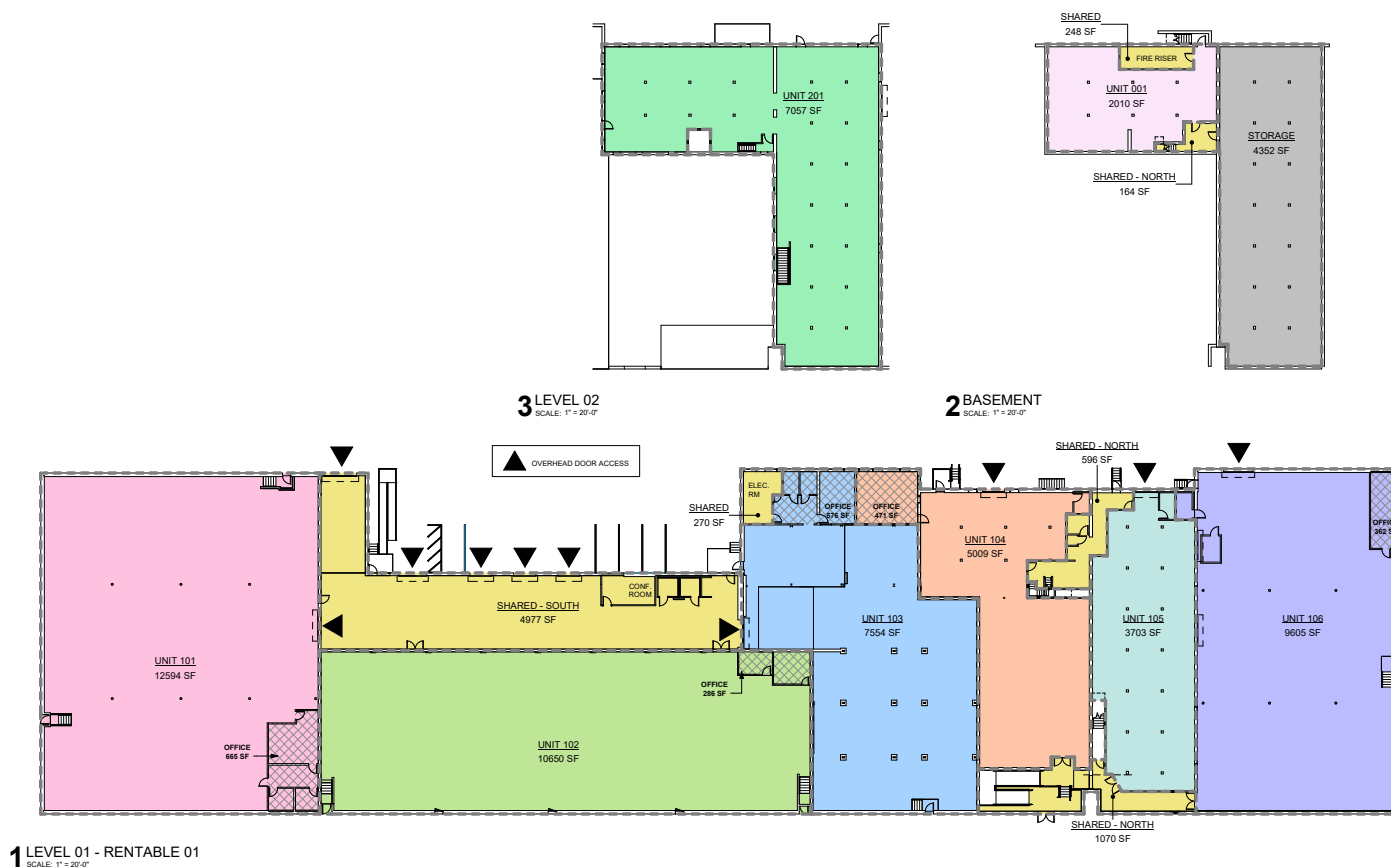
Efficient access: Dock-high loading, ADA accessibility, and 24/7 building access

Versatile spaces: Units offer unique characteristics, including varying clear heights, natural light, and industrial charm



For businesses seeking a dynamic and centrally located warehouse space, **890 Navajo** is a must-see.

FLOOR PLAN | UNIT SIZES | RATES



UNIT #101: 12,504 (south end of building)

- 18'ft clear with only 6 columns in space
- \$11.95NNN

UNIT #102: 10,650 SF

- 14'ft clear with no columns in space.
- \$11.95NNN

UNIT #103: 7,554 SF

- 10'-14'ft clear (pitched roof)
- \$12.50NNN

UNIT #104: 5,009 SF

- 17'ft clear (barrel roof)
- \$13.50NNN

UNIT #105: 3,703 SF

- 10'ft clear
- \$12.95NNN

UNIT #106: 9,605 SF (north end of building)

- 18ft clear and only 4 columns
- \$11.95NNN

UNIT #201: 7,057 SF

- 9'ft clear
- \$5.00NNN

BASEMENT UNITS

UNIT #001: 2,010 SF

STORAGE UNIT: 4,352 SF

- 7ft clear (mostly storage-oriented space)
- \$2.00NNN

NNN ESTIMATE: \$6.50/SF

BUILDING OVERVIEW



PROPERTY ADDRESS:
890 Navajo St, Denver, CO



ZONING:
I-A (light Industrial)



HEAT/COOLING:
Fully temperature controlled



LEASE PRICE:
See Page 4



ACCESSIBILITY:
ADA access



POWER:
Heavy 3 phase power



FOR LEASE SPACE:
3,825 SF up to 56,160 SF on one level*



PROPERTY TAXES (2024):
\$114,243.34



PARKING:
Fenced Parking at adjoining property



SITE SIZE:
62,650 SF



LOADING:
8 dock doors and 1 ramped door



OTHER:
Tons of natural light throughout



CITY/COUNTY:
Denver/Denver



CLEAR HEIGHT:
10' - 14' ft



The Refractory Website:
therefractorydenver.com



YOC:
1956 (major updates in 2025)



SPRINKLERED:
Fully sprinklered



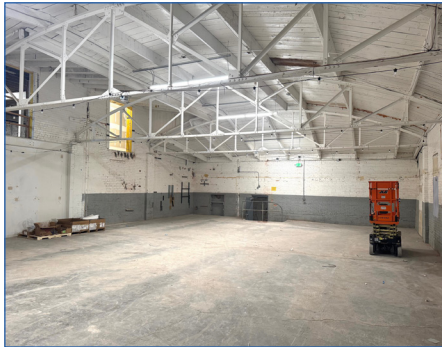
The Refractory Instagram:
@TheRefractoryDenver

*Additional upstairs and basement space for lease (See page 4)

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PROPERTY PHOTOS



LINCOLN PARK NEIGHBORHOOD

Lincoln Park is one of Denver's oldest neighborhoods located just south of Downtown Denver with boundaries of Colfax on the north side, 6th Avenue on the south side and the South Platte River on the west side.

Many of the homes in the area date back to the early 1900's. The neighborhood is home to some of Denver's most historic buildings including the Buckhorn Exchange, Byers Library, Midwest Steels and Iron Works, the Samsonite House, West High School and St. Joseph Roman Catholic Church. In addition to the history, Lincoln Park is located within the Santa Fe arts district which offers more than 40 art galleries, shops and restaurants.

Within the neighborhood is the actual Lincoln Park which is located at 11th and Mariposa and offers basketball courts, a pool, a softball field and a recreation center. The Park is surrounded by residential developments ranging from two-story brick Victorian homes to more modern single-family detached homes on the east side. The west side offers new modern higher rise apartments and condo space.



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