

# 2401

**E. 40TH AVENUE**  
DENVER, CO 80205

**\$2,500/Mo**  
NNN LEASE RATE

**INDUSTRIAL  
YARD FOR LEASE**



**1/2 ACRE OF  
OUTDOOR STORAGE**



**DENVER INFILL  
SPECIALISTS**



**UNIQUE**  
PROPERTIES

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Available:	0.5 acre
Lease Rate (NNN):	\$2,500/Mo
NNN's:	\$0.70/SF
Zoning:	I-B

### PROPERTY OVERVIEW

Opportunity for short or long term lease. Site is Asphalt/Concrete and fully fenced/secured. Perfect lot for anyone needing secure storage with convenient access to I-70, I-25, and Downtown Denver.

### LOCATION OVERVIEW AND TRAFFIC COUNTS

- Location on the corner of Josephine Street and East 40th Avenue
- Light Rail visibility
- E. 40th Ave and Josephine St. W 14,870 VPD
- Josephine St and E. 43rd Ave N 5,752 VPD
- York St and E. 43rd Ave N 7,213 VPD



## NEIGHBORHOOD AERIAL

