2401 E. 40TH AVENUE DENVER, CO 80205

\$2,500/Mo NNN LEASE RATE INDUSTRIAL YARD FOR LEASE



DENVER INFILL SPECIALISTS



SAM LEGER

chief executive officer 303.512.1159 sleger@uniqueprop.com

GRAHAM TROTTER

BROKER ASSOCIATE 303.512.1197 gtrotter@uniqueprop.com

EXECUTIVE SUMMARY

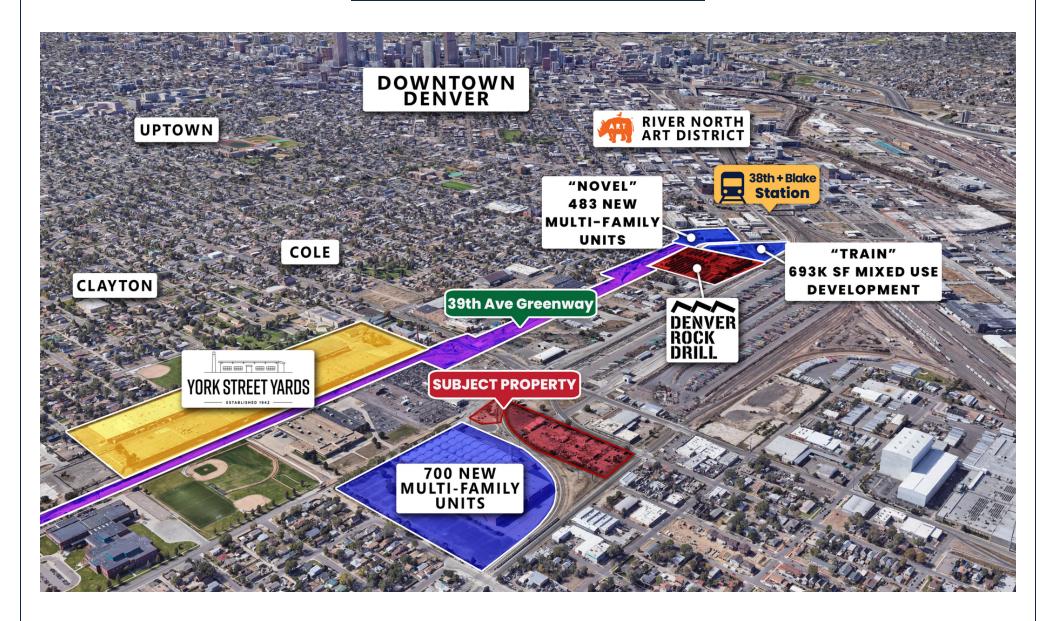


OFFERING SUMMARY		PROPERTY OVERVIEW
Available:	0.5 acre	Opportunity for short or long term lease. Site is Asphalt/Concrete and fully fenced/secured. Perfect lot for anyone needing secure storage with convenient access to I-70, I-25, and Downtown Denver.
Lease Rate (NNN):	\$2,500/Mo	LOCATION OVERVIEW AND TRAFFIC COUNTS
		Location on the corner of Josephine Street and East 40th Avenue
NNN's:	\$0.70/SF	Light Rail visibility
		• E. 40th Ave and Josephine St. W 14,870 VPD
Zoning:	I-B	• Josephine St and E. 43rd Ave N 5,752 VPD
		York St and E. 43rd Ave N 7,213 VPD



Graham Trotter Chief Executive Officer Senior Broker Associate 303.512.1197 x226 sleger@uniqueprop.com gtrotter@uniqueprop.com

NEIGHBORHOOD AERIAL



(

UNIQUE ROPERTIES

TCN WORLDWIEE REAL ESTATE SERVICES