



FOR LEASE

5635 Franklin Street

SUITE B

Denver, CO 80216



PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$13.25
ESTIMATED NNN:	\$6.50 SF
AVAILABLE SF:	7,500
BUILDING SIZE:	30,000
LOT SIZE:	2.22 Acres
ZONING:	I-2

PROPERTY OVERVIEW

For lease: Warehouse with medium to heavy outdoor storage available in central Denver.

Suite B (7,500 SF) unit with 1 dock high door and 1 grade level door.

PROPERTY HIGHLIGHTS

- Clear Height 27' (to be verified)
- Power 1600 Amp, 3 Phase/3 Wire
- Fire Safety Fully Sprinklered
- Zoning I-2 (Unincorporated Adams County)
- Parking 52 Shared Spaces

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ADDITIONAL PHOTOS



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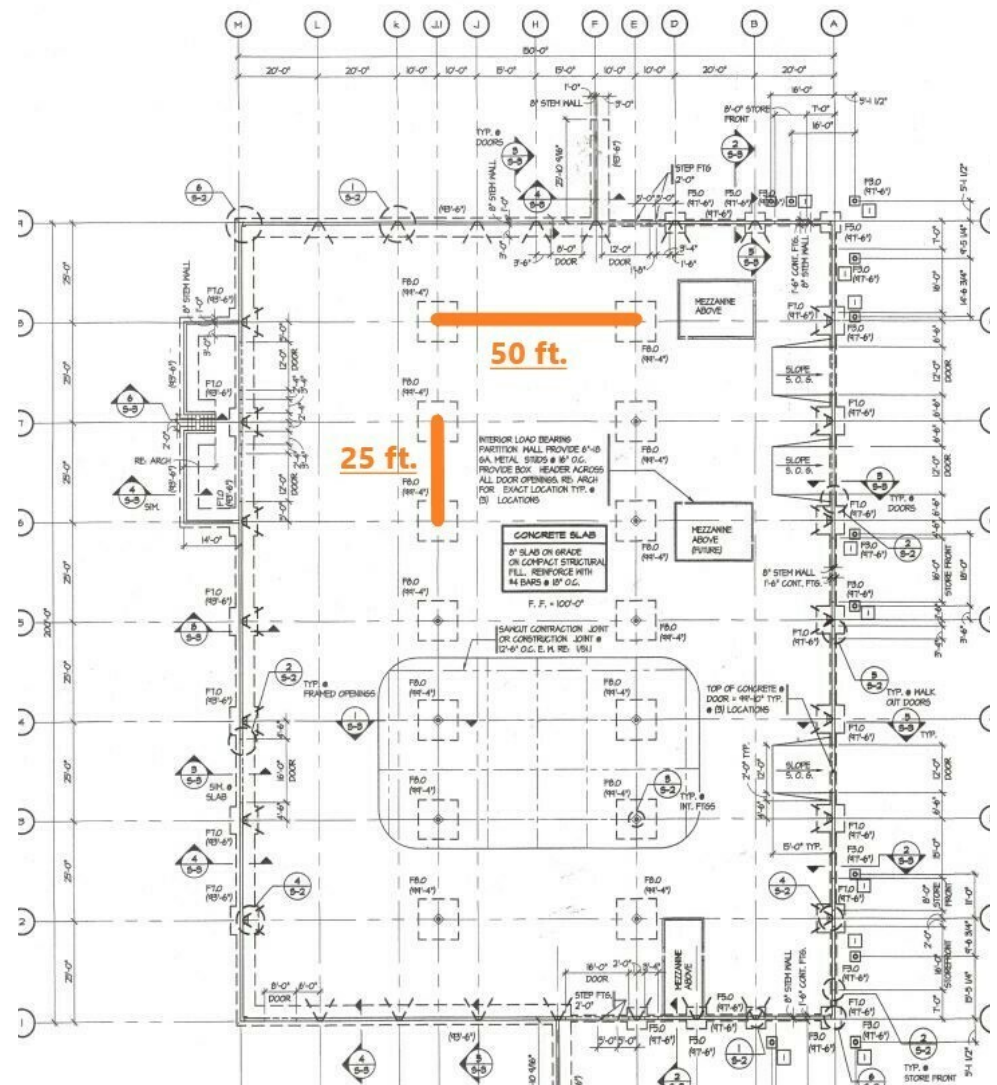
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,109	78,685	368,969
AVERAGE AGE	32.0	33.5	34.4
AVERAGE AGE (MALE)	28.6	32.5	34.2
AVERAGE AGE (FEMALE)	35.5	33.5	34.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	562	28,608	160,727
# OF PERSONS PER HH	3.8	2.8	2.3
AVERAGE HH INCOME	\$55,343	\$80,942	\$92,379
AVERAGE HOUSE VALUE	\$237,311	\$345,061	\$390,934

2020 American Community Survey (ACS)



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