



FOR LEASE

1,920-3,840 SF Ofc/Whs With **YARD!**

2256 S Delaware St | Denver, CO 80223

RATE REDUCED!!



Small Fenced Yard In Rear!

CONTACT:

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UNIT 1 WAREHOUSE

OFFERING SUMMARY

Available SF:	1,920-3,840 SF
Office:	600-1,800 SF
Lease Rate:	\$11/SF NNN \$13/SF NNN
Est. NNN:	\$4.82/SF
Yard:	700 SF
City/County	Denver/Denver
Ceilings:	12' Clear
Year Built:	1964
Zoning:	I-1
Power:	300 Amp 3 Phase
Sub Market:	South Central
Cross Streets:	W Evans Ave. & S Santa Fe Dr.

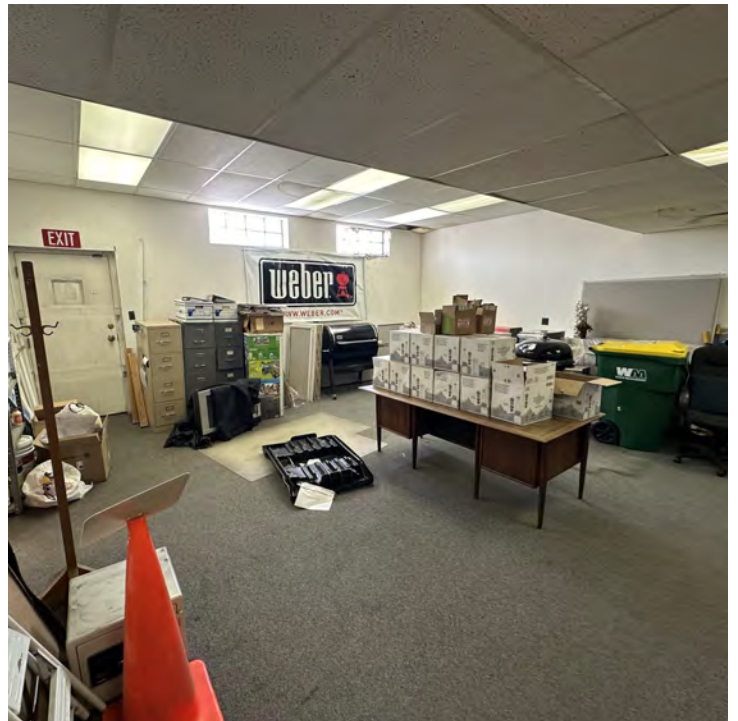
PROPERTY OVERVIEW

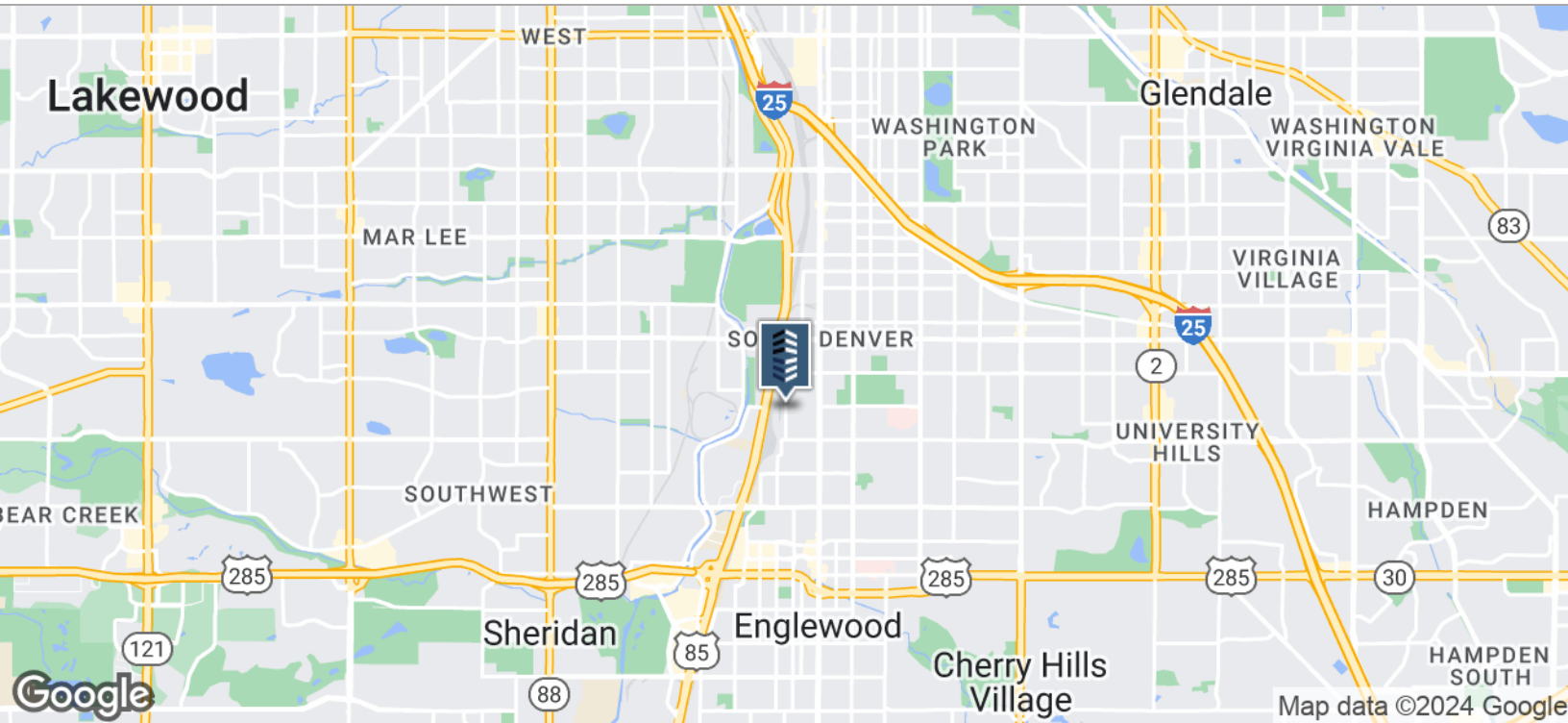
Well located office warehouse right off Santa Fe & Evans. One block from light rail. Small fenced yard in rear, large open bullpen/showroom, private offices, kitchenette & restroom and open warehouse in rear. Ideal for contractors, sales/service uses, general office warehouse, and many more.

PROPERTY HIGHLIGHTS

- Two 1,920 SF units available or the whole 3,840 SF
- Garage door installation available
- Excellent location right off Evans & Santa Fe on S Delaware St
- Walking distance to Light Rail
- Renovated and attractive storefront facing Delaware
- Ample parking directly in front of space
- Small fenced yard area in rear







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