

788

Vallejo Street
Denver, CO 80204

3,500 – 7,000 SF OFC/WHS
10K SF FENCED YARD

10X12 DRIVE THRU DOORS, FREE SPAN , FENCED YARD, SIGNAGE TO I-25



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	3,500 - 7,000 SF
Lease Rate:	\$18/SF NNN
Est. NNN:	\$5.64/SF
Yard Size:	~10,000 SF
Office Size:	~500 SF
Ceiling Height:	14' Clear
Loading	10x12 Drive In's
Yard:	Yes
Renovated:	2024
Zoning:	I-A
Parking:	Ample - Yard and Side

PROPERTY OVERVIEW

Extremely well located property directly off the exit at I-25 and 8th Ave. Corner location, tremendous signage to I-25 & 8th Ave. Fenced & paved yard area, recently renovated with new restrooms, electrical, and fresh paint. Heavy I-A zoning makes this perfect for HVAC, plumbers, electrical contractors, woodworkers, remediation companies, fleet storage landscapers, maintenance, service companies, and much more. Call Greg or Earl to schedule a showing.

PROPERTY HIGHLIGHTS

- Excellent Central Location Directly off I-25
- 10,000 SF Fenced/Secured Yard
- Free Span Units, Twin T Roof
- Rare Drive In & Drive Through Loading
- New LED Lighting, Freshly Painted
- Permissive Industrial Zoning with Outdoor Storage
- Tremendous Signage

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no SM guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



Large Fenced Yard



Additional Side Parking



Directly off I-25 Exit

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LOCATION MAP



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