

INDUSTRIAL FOR LEASE

155 Vallejo St, Denver, CO 80223



LEASE RATE
\$5.00/SF NNN



EST NNN
\$4.75/SF



SPACE AVAIL.
10,000 SF



ZONING
I-A

SUMMARY

155 Vallejo St. is a 10,000 SF warehouse that is a fully temperature-controlled prior grow. With a variety of storage rooms, office space, and 2 ADA restrooms, this unit would be optimized by a tenant looking for flexible warehouse and storage space along with office space to operate out of. 5,000± SF of warehouse space is 12' clear high, with an additional 3,000± SF of lower clear flex space, and 2,000± SF of office space upstairs. This space may have access to the fenced yard via two-man doors on the South side of the building.

HIGHLIGHTS

- 12' clear heights
- Space to add an overhead door
- Quick access to I-25
- New roof (2024)
- Temperature controlled warehouse
- Two restrooms

NORTHPEAK TEAM

DREW WILLIAMS

Advisor

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GREG JOHNSON

Senior Advisor

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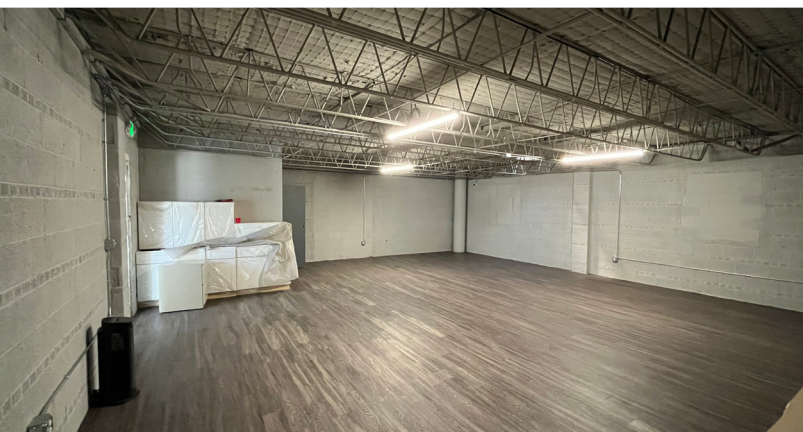
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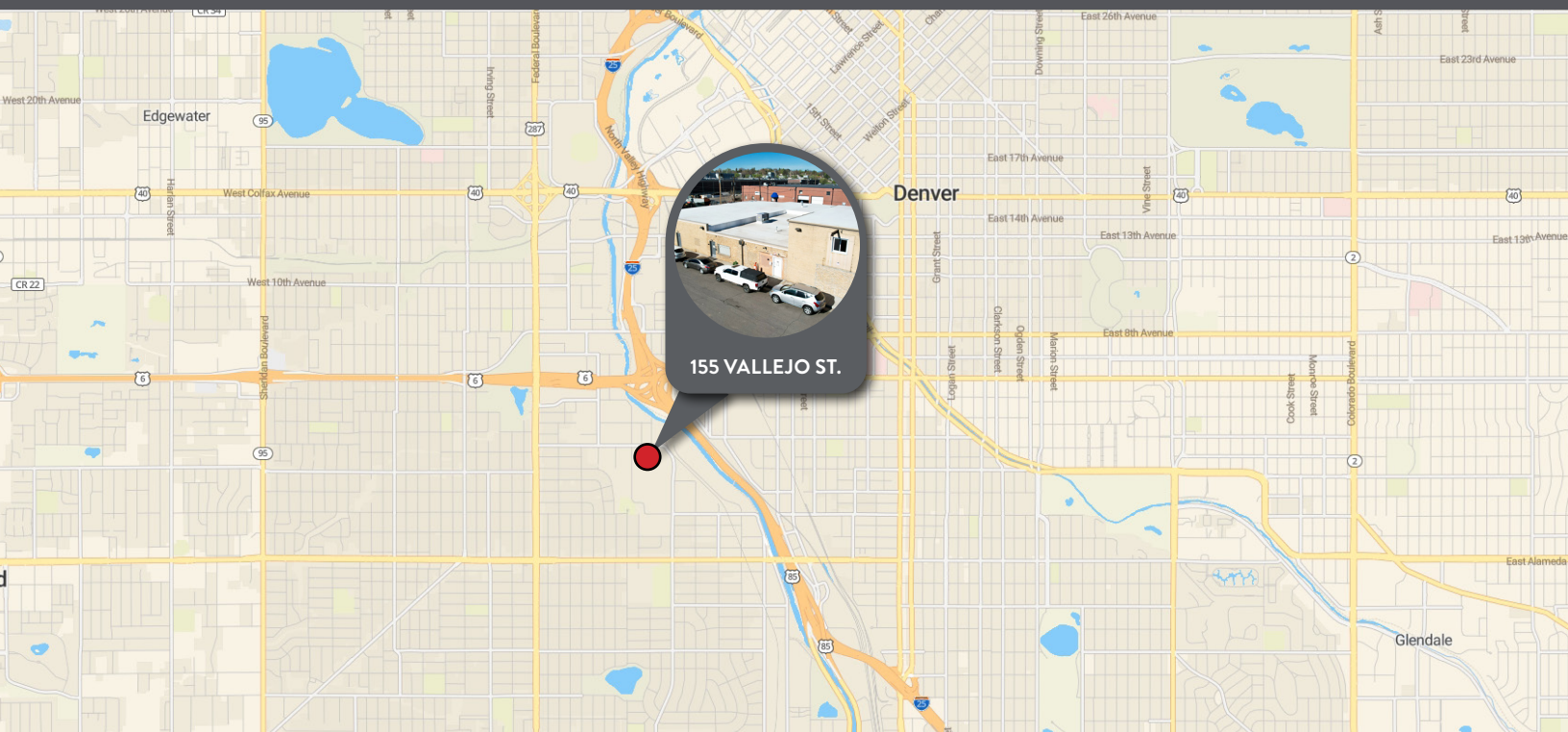
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