

INDUSTRIAL FOR LEASE

1901 S Bannock St. | Denver, CO 80223



LEASE RATE
\$13.00/SF NNN



EST NNN
\$5.50/SF



SPACE AVAIL.
5,000 SF



ZONING
I-A

SUMMARY

1901 S Bannock Street presents a rare leasing opportunity in Denver's established industrial corridor, offering 5,000 square feet of functional space comprised with an additional 5,000 SF of upstairs office/mezzanine space. The standalone building features three 10-foot grade-level drive-in doors, a fully fenced and paved dedicated yard, and versatile layout options to support a wide range of operations. This property is well-suited for industrial users, service providers, manufacturing, distribution, or creative industrial tenants.

HIGHLIGHTS

- Fully fenced and paved dedicated yard/secure parking area
- Three 10' grade-level drive-in doors for easy loading/unloading and operational efficiency
- Stand-alone building offering operational independence and identity
- Excellent access to Santa Fe Boulevard, I-25, and major Denver metro thoroughfares

NORTHPEAK TEAM

DREW WILLIAMS

Advisor

(303) 917-5232

Drew@NorthPeakCRE.com



NORTHPEAK[®]
COMMERCIAL ADVISORS

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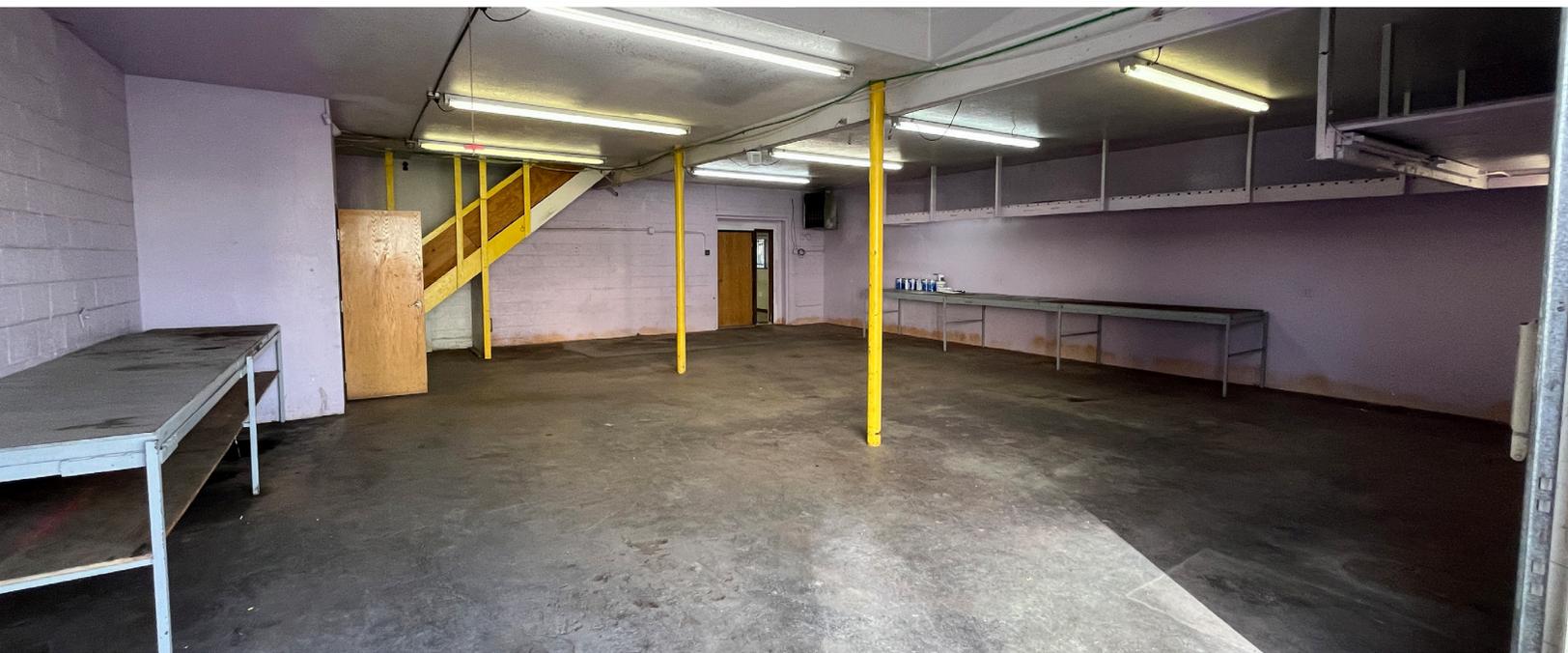
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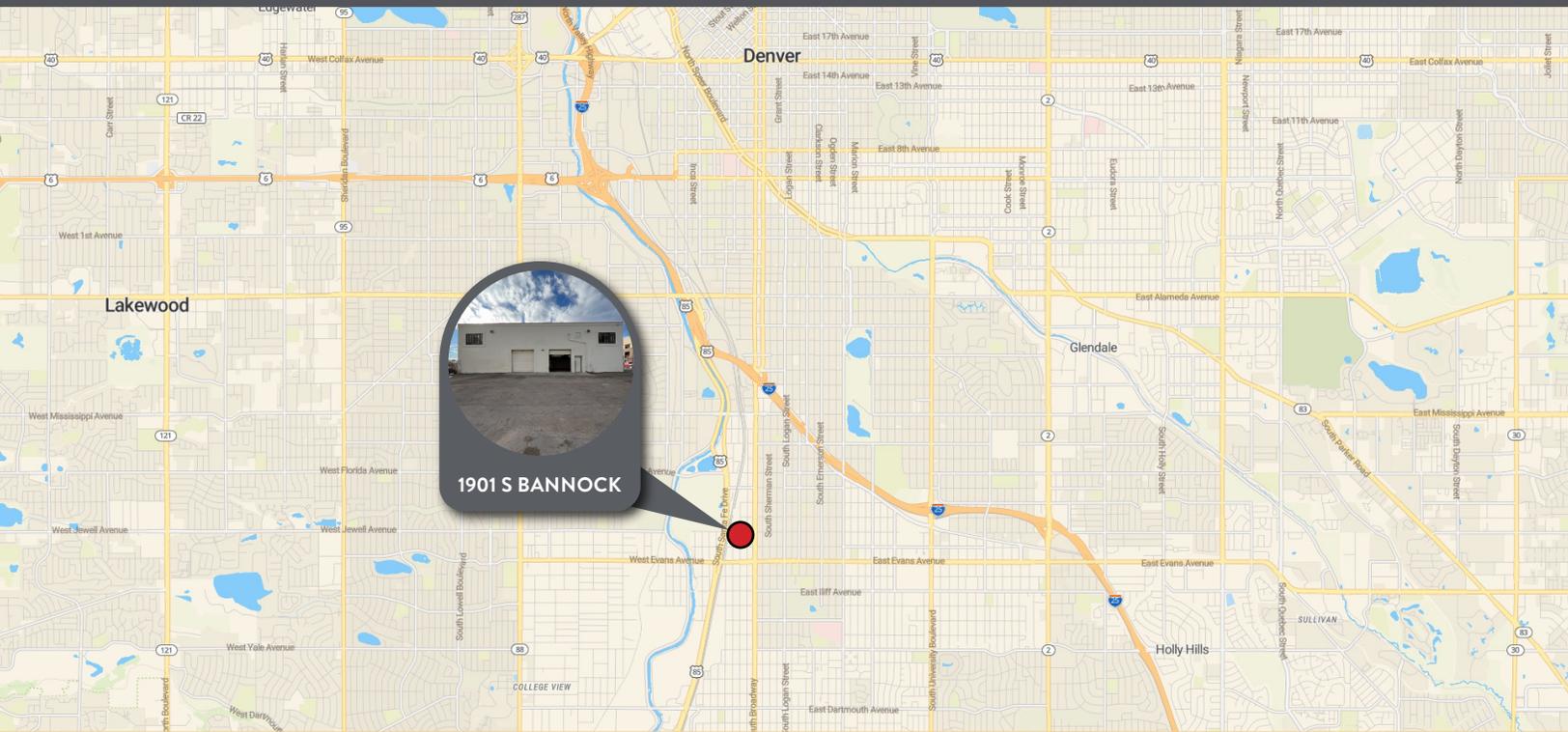
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