

INDUSTRIAL FOR LEASE

2022 W 9th Ave. | Denver, CO 80204



LEASE RATE
\$10.00/SF NNN



EST NNN
\$6.00/SF



SPACE AVAIL.
4,000 SF



ZONING
I-B

SUMMARY

2022 W 9th Ave is a high clear warehouse located less than a minute to I-25 and 6th Ave. The space includes a high clear drive-in door, 20' Clear heights, dedicated parking, multiple restrooms, a few offices, and a common area for a conference room or other flex uses.

HIGHLIGHTS

- 20' clear heights
- Oversized drive-in door
- Flex office space included
- Multiple restrooms
- I-B zoning for heavier uses

NORTHPEAK TEAM

DREW WILLIAMS

Advisor

(303) 917-5232

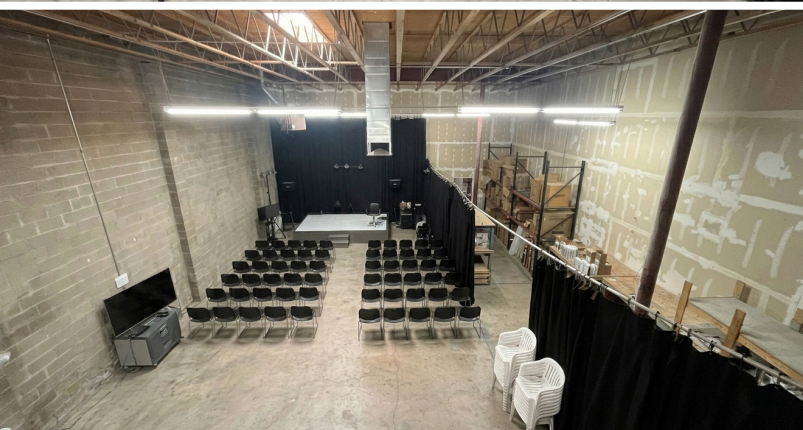
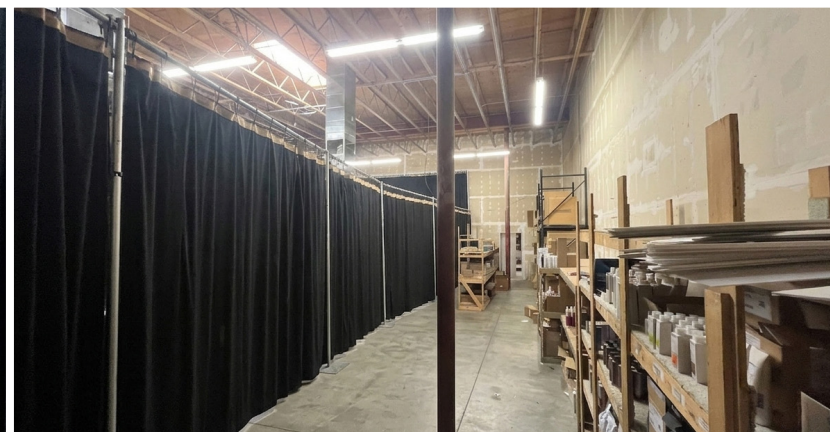
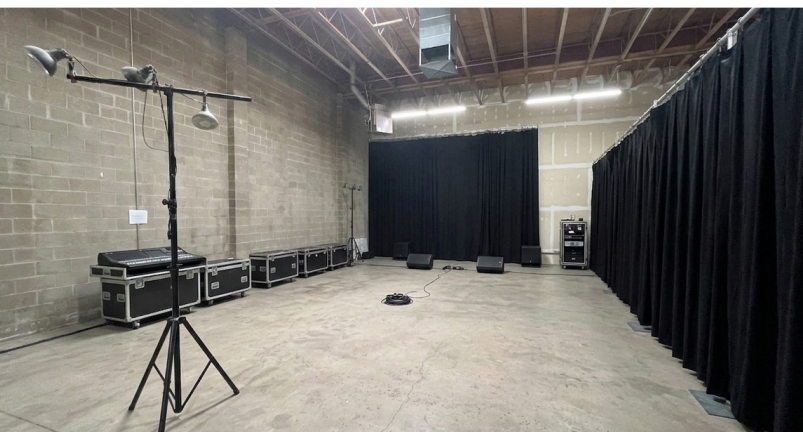
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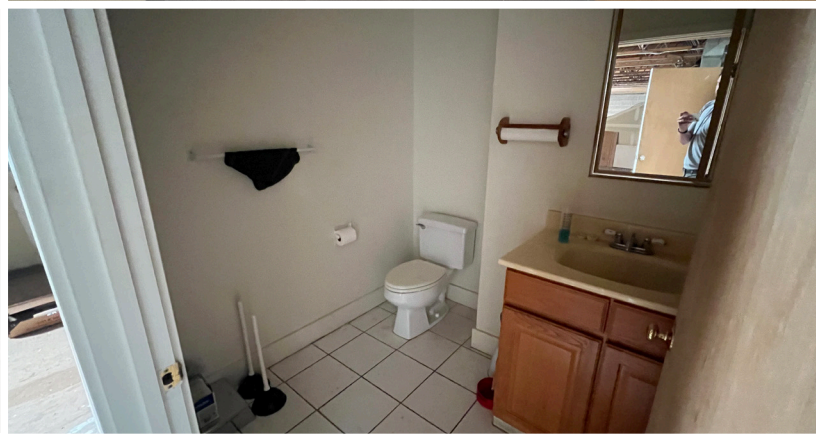
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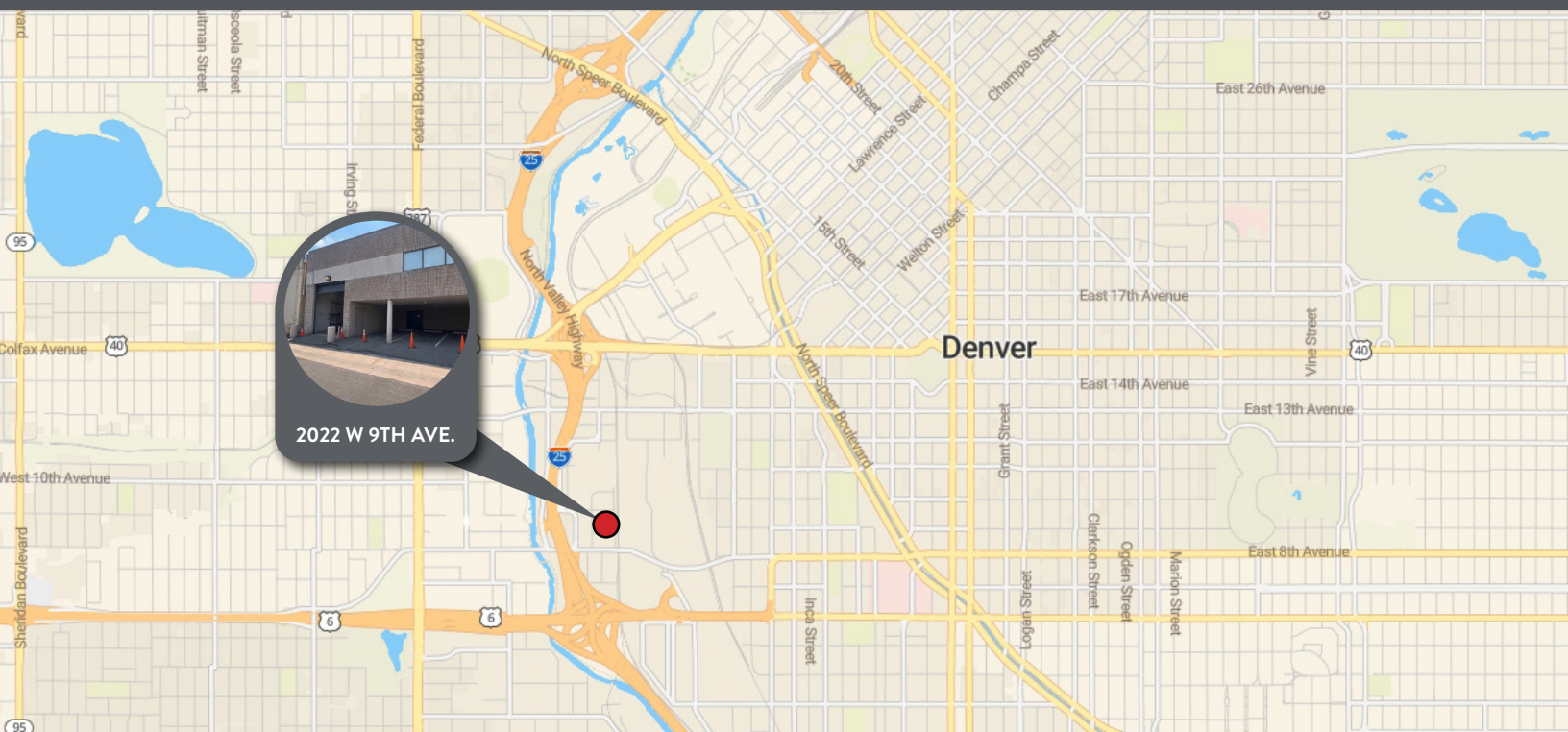
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