NORTHPEAK®
COMMERCIAL ADVISORS

INDUSTRIAL FOR LEASE

1020 S Jason St., Denver, CO 80223



LEASE RATE
$9.95/SF NNN

EST NNN
$7.13/SF

SPACE AVAIL.
10,000 SF

ZONING
I-2

SUMMARY

1020 S Jason St. gives a single user full control of a ±10,000 SF freestanding industrial building in one of Denver's most established close-in industrial districts. The property sits just off W Mississippi Avenue, between the South Platte River corridor and S Broadway. Tenants are within a couple of minutes of both I-25 and Santa Fe Drive, so crews, deliveries and customers can reach the whole metro quickly.

The building is ready to occupy. It has a customer-facing office and reception area up front and a clear-span-style warehouse behind it, served by two 10' × 12' loading doors: one at dock height and one at grade. With I-2 zoning, fire sprinklers, 3-phase power and new LED lighting already in place, it suits contractors, distributors, fabricators and light manufacturers who want a functional, cost-efficient space close to central Denver.

HIGHLIGHTS

- Freestanding ±10,000 SF building: a single tenant with full control of the site, signage and access
- Dock-high and drive-in loading: two 10' × 12' doors for trucks, vans and equipment
- I-2 zoning: allows a wide range of industrial and commercial uses
- Move-in ready: 3-phase power, sprinklers, gas heat, floor drains, new LED lighting and a finished front office
- Central Denver location: minutes to I-25, Santa Fe Drive and downtown

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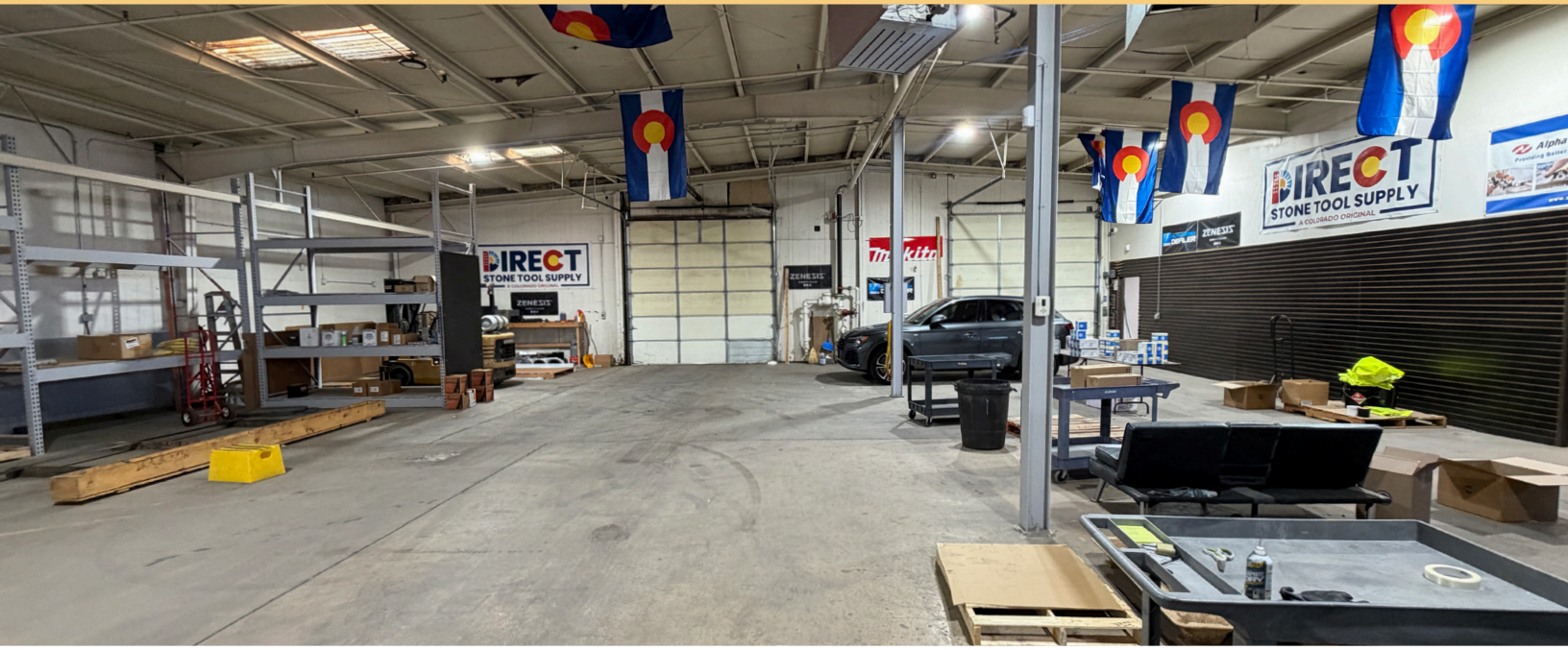
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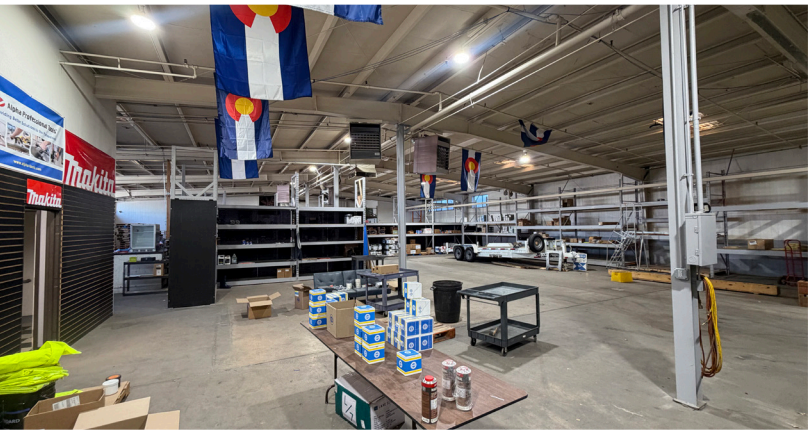
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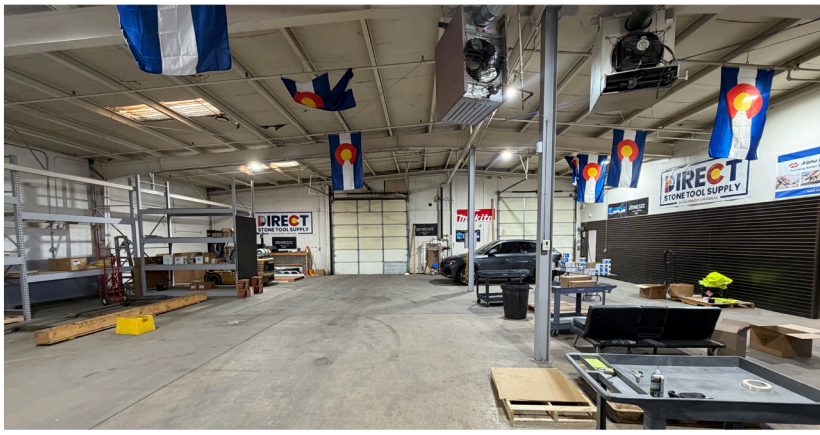
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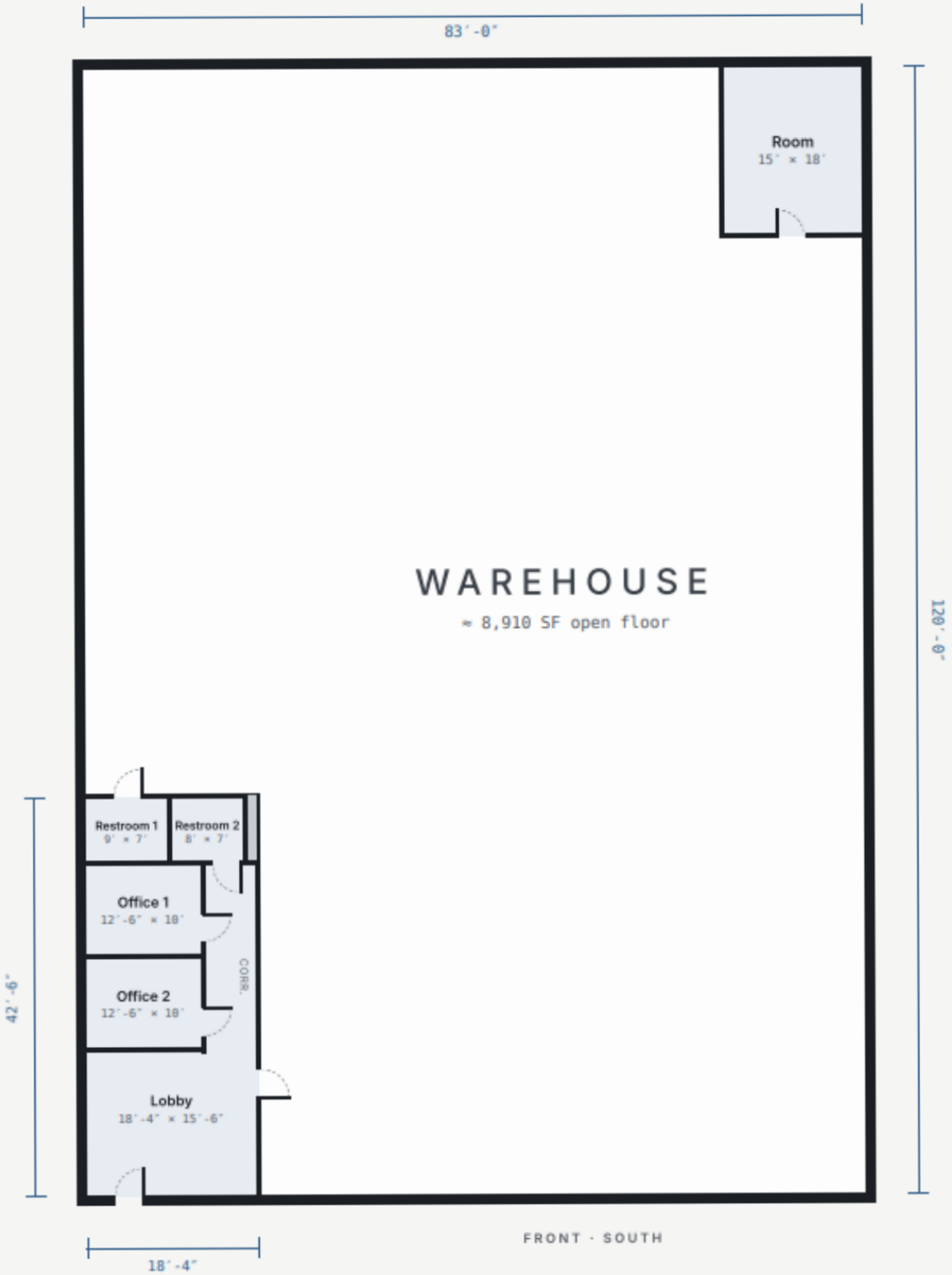
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DEMOGRAPHICS	1 MILE	3 MILES
Population	15,541	197,862
Households	6,939	89,105
Median Age	36	36.60
Median HH Income	$95,704	$92,993

TRAFFIC			
COLLECTION STREET	CROSS STREET	TRAFFIC	DISTANCE
S Santa Fe Dr.	S Platte River Dr.	101,366	0.36 mi
S Santa Fe Dr.	S Cherokee St.	94,714	0.33 mi
S Santa Fe Dr.	E Ohio Ave.	89,805	0.34 mi
S Santa Fe Dr.	S Kalamath St.	89,584	0.38 mi

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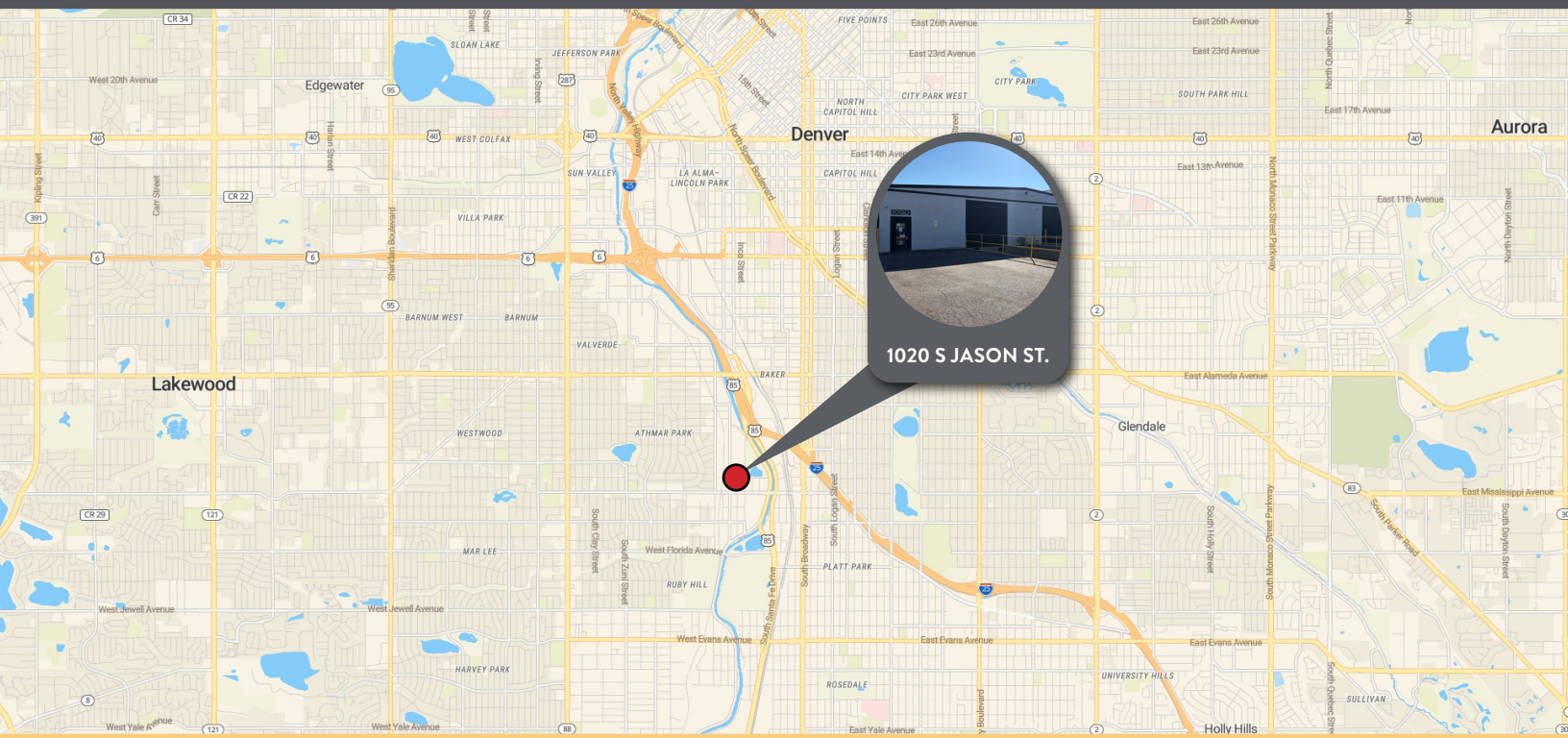
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