

INDUSTRIAL SPACE
FOR LEASE

6021 Washington Street

DENVER, CO 80216



Building Information

- > Unit Size: 14,025 SF
- > Office %: 30%
- > Rate: \$12.75/SF NNN
- > Available: 60 Days
- > Op. Ex.: \$4.15/SF (Est. 2022)
- > YOC: 2000
- > Sprinkler: Wet System
- > Parking: 1.5:1000
- > Loading: Three (3) Dock-Highs, One (1) Oversized Drive-In
- > Ceiling Height: 22' - 24'
- > Zoning: I-2 Unincorporated Adams County
- > Power: 3-Phase, 800 Amps, 120/280 V (TBV)
- > Yard: 10,000 +/- SF Paved and Fenced Yard

Highlights

- > Located just North of 58th Avenue and Washington Street with easy access to I-25, I-70, I-76 and Highway 36.
- > Washington Street expansion recently completed.
- > Building signage and visibility.

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Accelerating success.

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