



Sublease Available

6301 Broadway

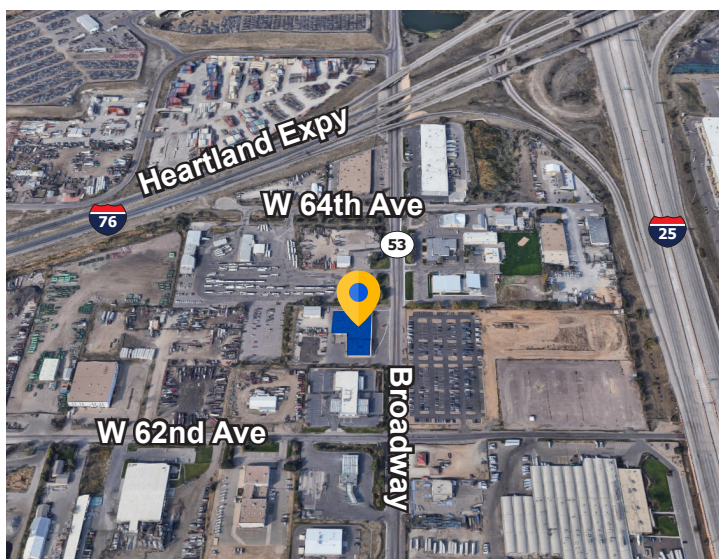
Denver, CO 80216

Overview

Building:	32,058 RBA
Premises:	13,152 SF Available <ul style="list-style-type: none"> • 4,710 SF Office • 8,449 SF Warehouse
Term:	Sublease Available Thru 10/31/2033
Loading:	Four (4) 12' x 14' Drive-In Two (2) 14' x 14' Drive-In One (1) 10' x 10' Drive-In
Ceilings:	12' - 18'
Sprinklers:	Wet System
Electric:	600a 120/208v

Features

- Great central location with easy access to I-25 / I-76 / I-70
- Located in Unincorporated Adams County
- Zoned I-3 Heavy Industrial
- Recently upgraded offices with new restrooms
- Approx One (1) Acre Outside Storage Fenced / Gated / Asphalt & Gravel
- Four (4) Heavy Vehicle / Equipment Service Bays (One Drive-Thru)



For More Information

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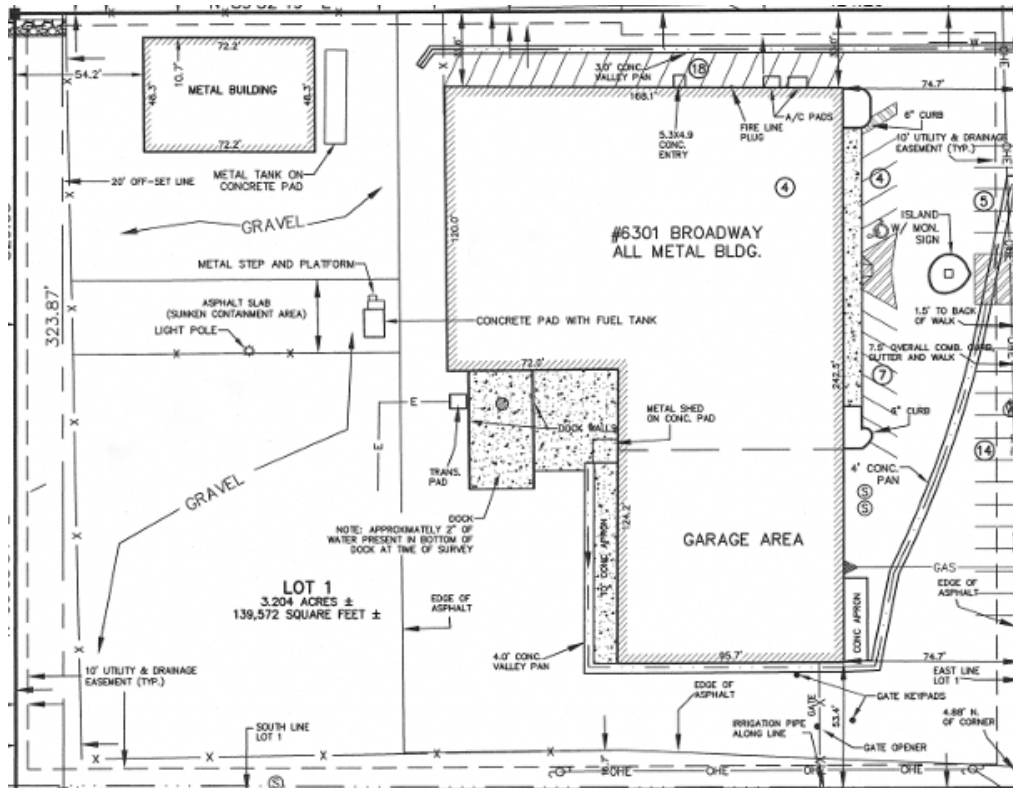
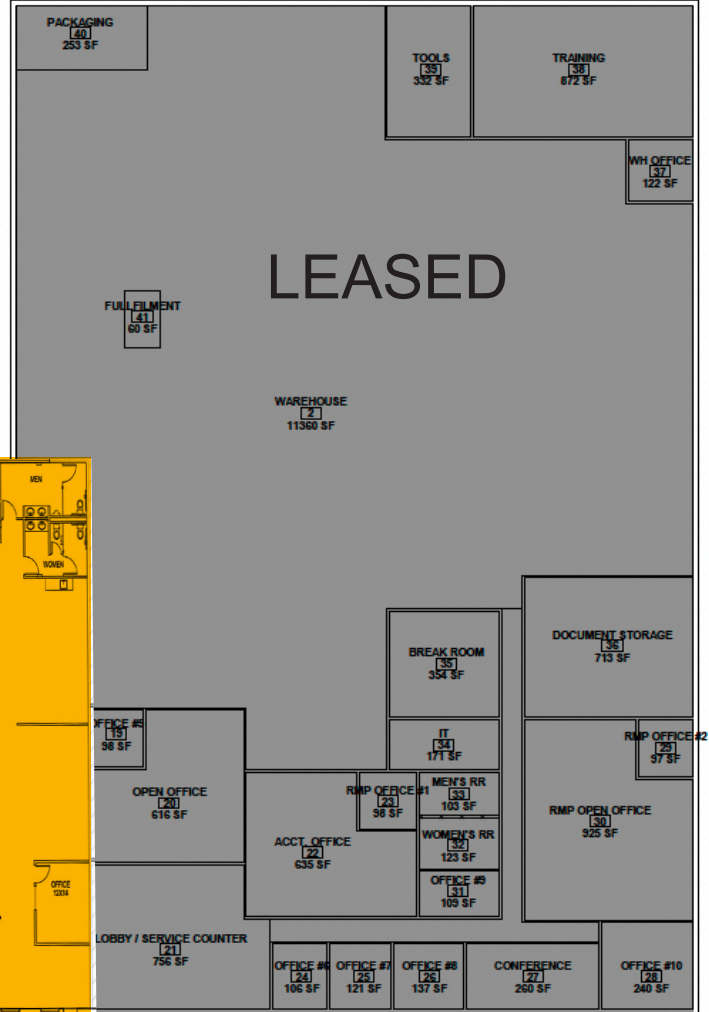
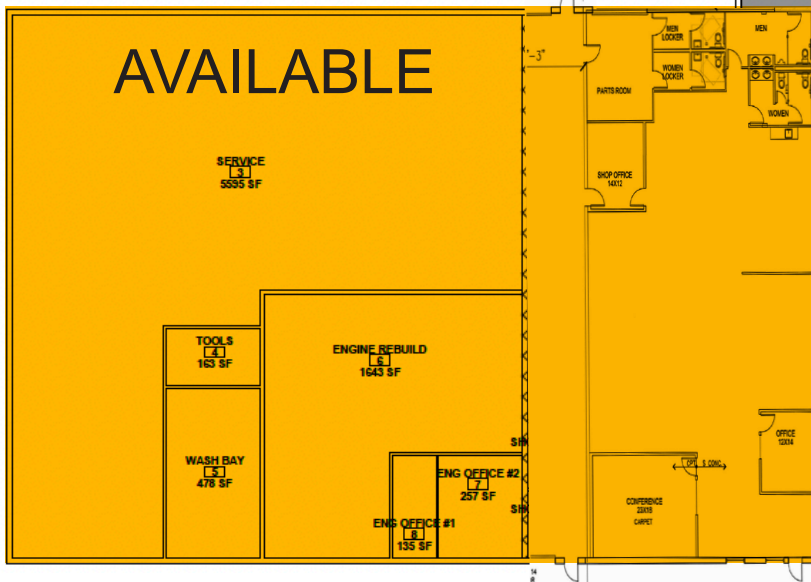
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WAREHOUSE 8,449 SF

OFFICE 4,710 SF

TOTAL AVAILABLE 13,152 SF



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