



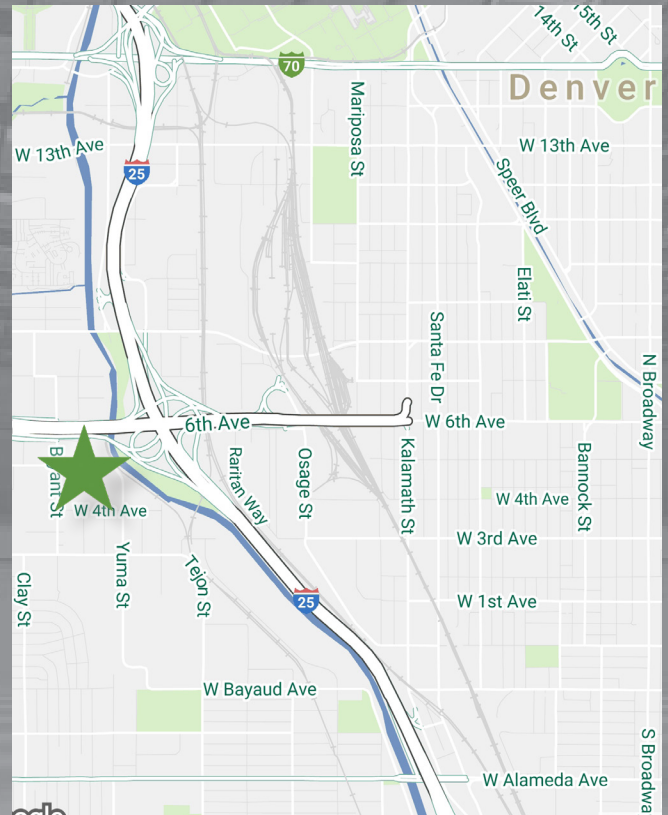
FOR LEASE 28,683 SF

445 Bryant Street, Unit 2 Denver, Colorado 80204

Excellent Central industrial facility in Enterprise Zone. Conveniently located at the intersection of 6th Avenue and I-25 with immediate highway access. Access to well-qualified labor base. Zoned I-MX-3 ((Industrial Mixed-Use, City of Denver). Sprinklered. Dock high and drive-in loading. Suite includes 14 designated parking spaces.

Highlights

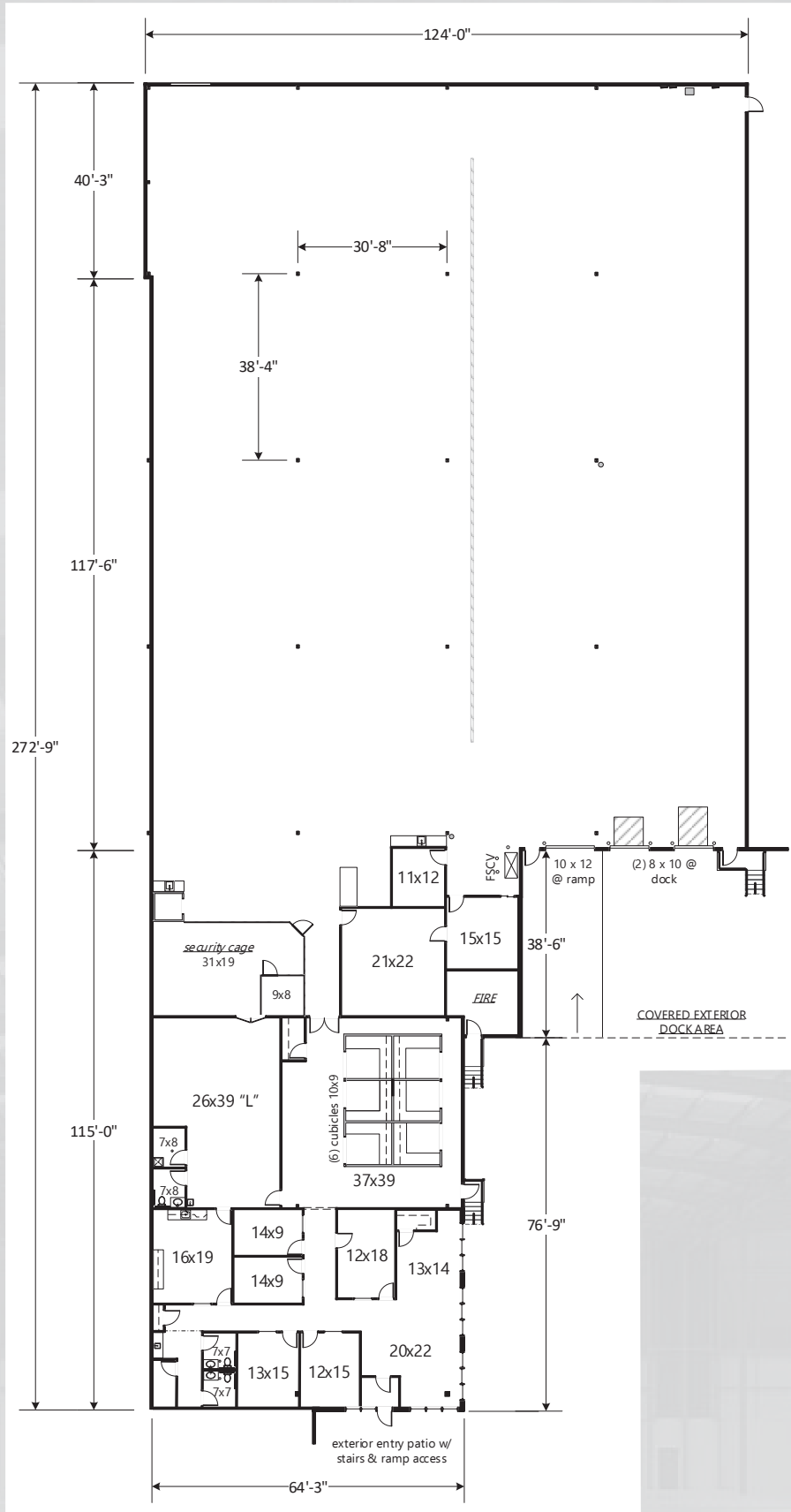
- Available SF:** ±28,683 SF
- Office SF:** 5,211 SF
- Loading:** 2 (8'x10') dock high with levelers
1 (10'x12') drive-in door
- Clear Height:** ±16'
- Columns:** 30'-8" x 38'-4" (typical)
- Sprinkler:** Yes
- Power:** 200A; 277/480V; 3 PH
(feeding a 75 KVA transformer, which then feeds a 200A; 120/208V panel)
- Zoning:** I-MX-3 (City of Denver)
- 2021 CAM:** \$2.92/SF (incl. gas)
- Base Rent:** \$6.95/SF NNN



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Space Plan

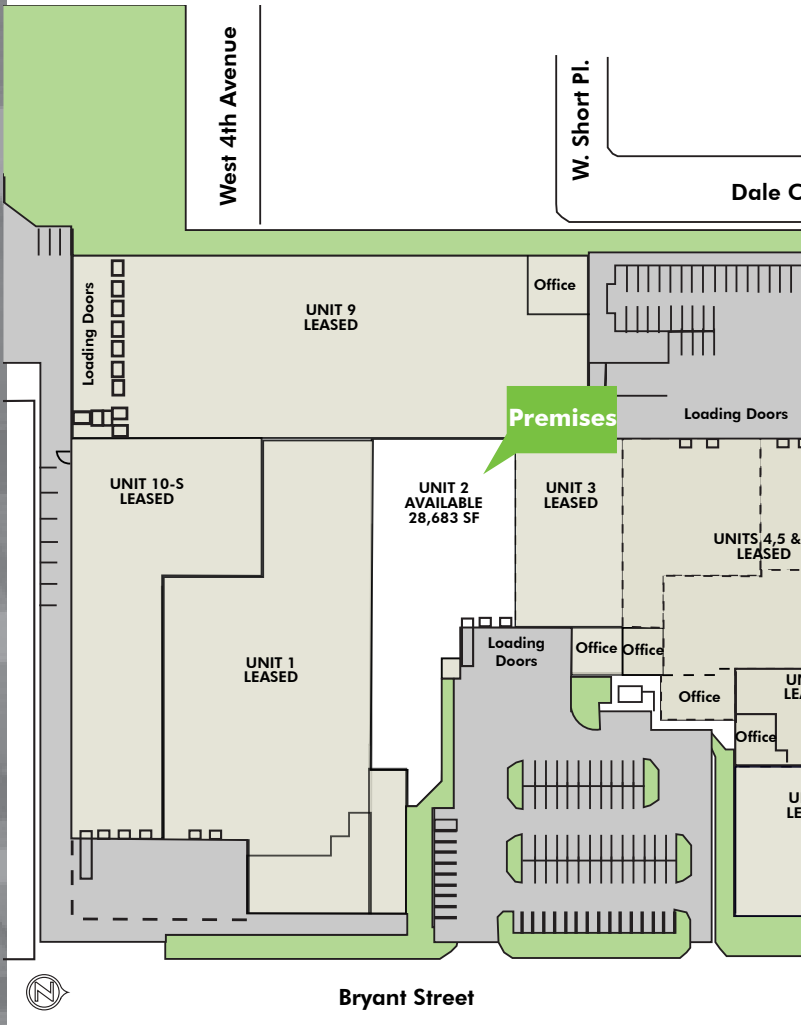


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445 Bryant Street

Unit 1, Denver, Colorado 80204

Site Plan



Broker Contact

Bill Thompson
(720) 528-6373
bill.thompson@cbre.com

Tyler Carner
(303) 264-1903
tyler.carner@cbre.com

Jeremy Kroner
(303) 264-1916
jeremy.kroner@cbre.com

CBRE www.cbre.com

Owner Contact

John Strabel
Regional Director
8200 Park Meadows Drive, Unit 8226
Lone Tree, CO 80124
Direct: (248) 894-3974
jstrabel@firstindustrial.com



www.firstindustrial.com