



# Industrial with 1± Acre Fenced Yard

**6335 DOWNING STREET  
DENVER, CO 80216**

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## Available Space

15,000 SF

## Sublease Rate

\$18.00/SF NNN

## Expiration

June 30, 2026

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## Industrial for Sublease

### Property Highlights

- Excellent location off of I-25 & E. 58th Ave.
- Easy access to I-25, I-70, I-225, I-76 and US 36
- Desirable Denver mailing address while located in unincorporated Adams County
- I-2 Zoning allows outside storage

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*For information, please contact:*

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**Details**

- Building Size:** 15,000 SF
- Office:** 7,684 SF  
(Approx. 50% can be removed)
- Site Size:** 2.2 Acres
- Loading:** 8 Drive-In Doors  
(12' W x 14' H)
- Yard:** Fenced and Paved
- Parking:** 40 Auto Spaces
- Floors:** 8" Concrete
- Power:** 480 V, 200-650 Amps, 3 Phase  
(to be verified)
- Clear Height:** 15' - 17'
- YOC:** 1998
- Zoning:** I-2, Adams County
- NNN Expenses:** \$4.79/SF

