

755

VALLEJO ST
DENVER, CO 80204

\$12.50 / SF NNN
LEASE RATE

±7,000 SF
INDUSTRIAL SPACE



INDUSTRIAL PROPERTY FOR LEASE IN PRIME LOCATION



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PROPERTY SUMMARY



LOCATION

Address:	755 Vallejo St Denver, CO 80204
County:	Denver

PROPERTY

Lease Rate:	\$12.50 / SF NNN
NNN Expenses:	Estimated at \$4.38 / SF
Available Building SF:	±7,000 SF
Yard Size:	±5,000
Total Lot Size:	0.41 Acres (18,000 SF)
Property Type:	Industrial Warehouse
Loading:	Dock High & Drive-in
Clear Height:	16 FT
Taxes (2021):	\$35,252.54
Year of Construction:	1970
Zoning:	I-A

EXECUTIVE SUMMARY

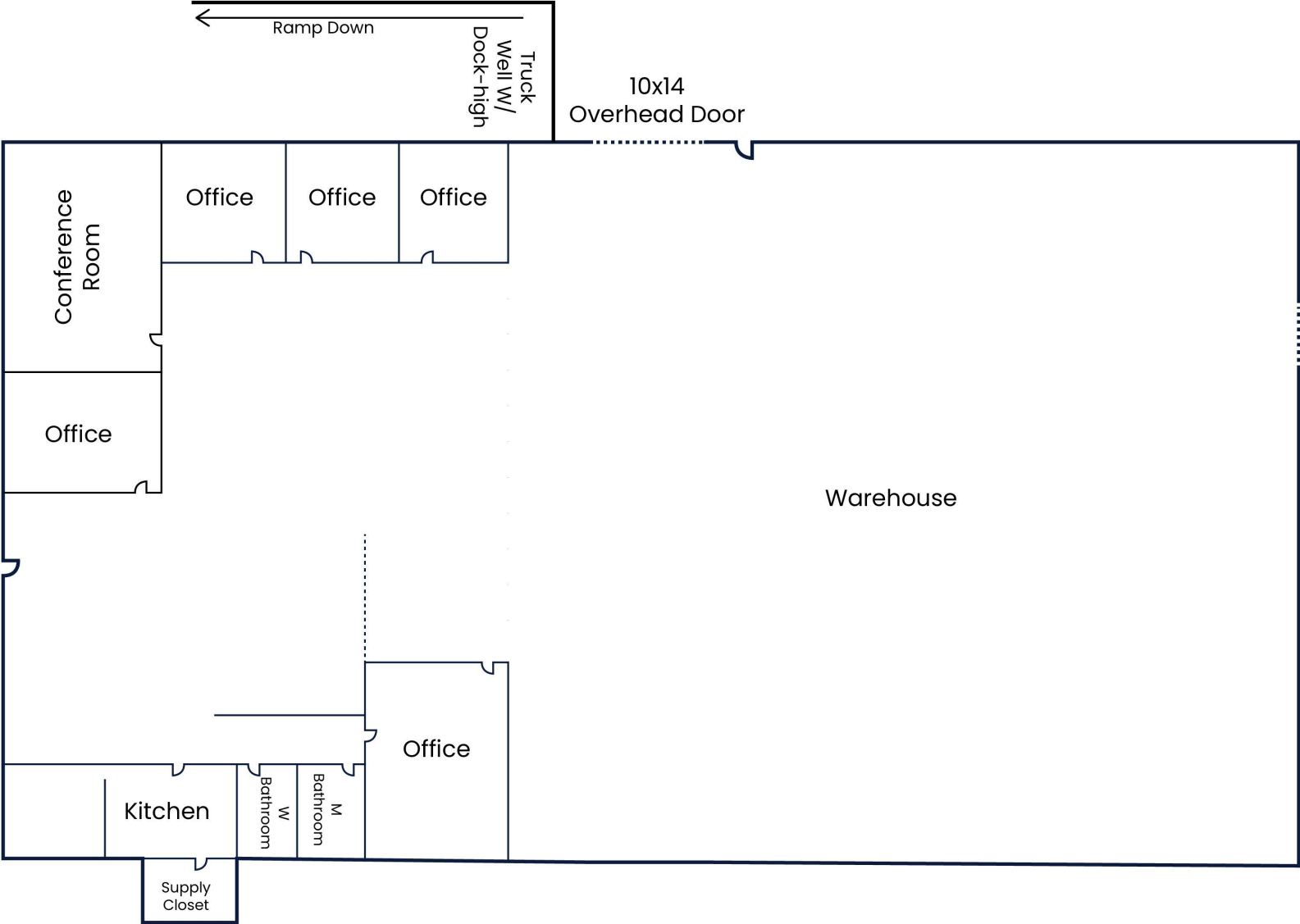


- Monument Signage on I-25
- Easy Access to I-25 & 6th Ave
- ±5,000 SF of Fenced Yard Space
- Ample Mezzanine Space (Not Included in Square Footage)



- Flexible Loading Options
- Clear Span Warehouse
- Ample Parking

FLOORPLAN



ADDITIONAL PHOTOS



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