



FOR LEASE

Industrial/Office Space

2525 W 6th Ave | Denver, CO 80204



PROPERTY BROCHURE

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2525 W 6TH AVE

OFFERING SUMMARY

Available SF:	11,000 SF
Lease Rate:	\$10.00 SF/yr (Full Service)
Lot Size:	0.6 Acres
Building Size:	22,627 SF
Dock High Doors:	1
Drive In Doors:	1
Power:	600 Amp/220 Volt 3 Phase
Ceiling Height:	10.0 FT
Year Built:	1962
Zoning:	I-A

PROPERTY OVERVIEW

Highly visible 2nd floor industrial or office space available for lease. 2525 West 6th Avenue has both a drive-in and dock-high door, a 1,500 lb. freight elevator, and has a full HVAC system in place.

The property is located just off of 6th Avenue and Federal Boulevard, adjacent to the I-25 interchange, offering easy access to Downtown Denver and points south. It is visible from all directions and easy to find with a 90' tall flag pole.

PROPERTY HIGHLIGHTS

- Highway Visibility with Signage Available
- Ample Parking
- Excellent Highway Access
- Heavy Power
- Perfect for Office Uses, Assembly, Electronics, and Light Manufacturing
- 35 parking spaces



