



AVAILABLE SF:	3,200/SF
LEASE RATE:	\$7.75-8.75/SF
LEASE TYPE:	\$5.57/NNN
CITY:	Denver
COUNTY:	Denver
SUBMARKET:	Upper S Central
BLDG USE:	Flex/Industrial
YR BUILT:	1967
BLDG SF:	16,000
ZONING:	I-A Denver
LOADING:	Drive-In
CLEAR HEIGHT:	8'-18'

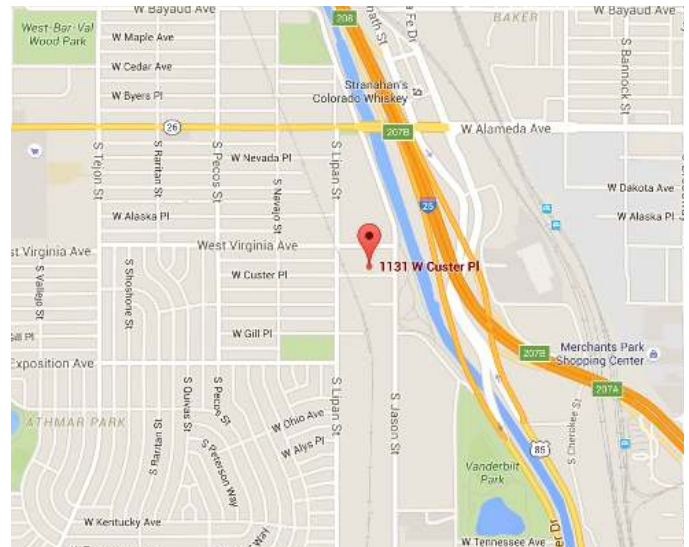
PROPERTY OVERVIEW

1131-1145 West Custer Place is a well-maintained, 16,000-square-foot multi-tenant industrial warehouse located in Denver's prime Upper South Central submarket. This functional free-span warehouse features clear heights ranging from 8 to 16 feet, a 10' x 10' drive-in loading door, 3-phase power, and approximately 10 to 15% office build-out. Zoned I-A by the City of Denver, the property is suitable for a diverse range of light industrial uses.

Currently, a 3,600-square-foot unit is available, equipped with high-end office finishes, making it an ideal choice for users seeking a clean, professional workspace combined with warehouse capabilities. This centrally located property offers excellent access to I-25, Santa Fe Drive, and Downtown Denver, making it a strategic choice for businesses that require convenient distribution routes and proximity to the city core.

PROPERTY HIGHLIGHTS

- Well Maintained and Updated Property
- Experienced and Responsive, Local Management
- Desirable Central Submarket
- Competitive and Affordable Lease Rates
- Convenient Access to I-25 & W Alameda Ave
- Great Central Location For Distribution or Service Co



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