



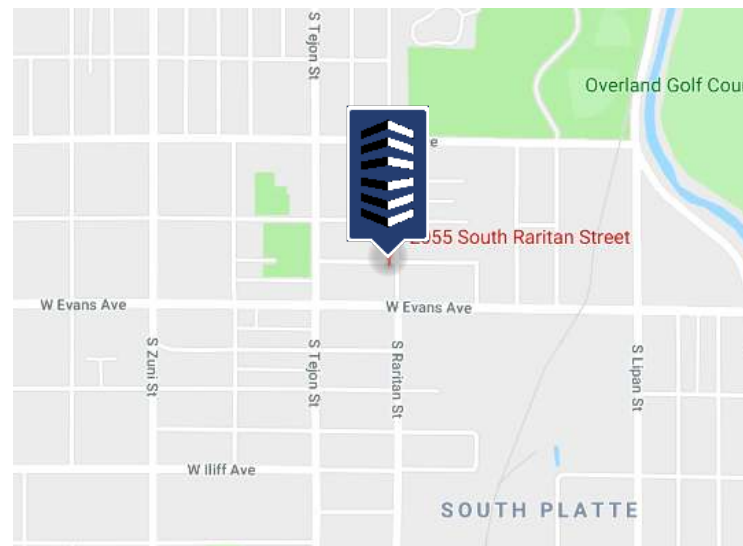
AVAILABLE SF:	2,050/SF
LEASE RATE:	\$11.19/SF
LEASE TYPE:	\$4.35/NNN
CITY:	Denver
COUNTY:	Denver
SUBMARKET:	Mid S Central
BLDG USE:	Flex/Industrial
YR BUILT:	1984
BLDG SF:	8,200/SF
LOADING:	4 Drive-In's
PARKING:	1.00/1,000
TENANCY:	Multiple

PROPERTY OVERVIEW

The property is an 8,200 SF multi-tenant industrial warehouse building located at 2055-2065 S Raritan St. The building has been very well maintained by the landlord and features 8' to 14' clear-height free-span warehouse space, 10' x 12' drive-in loading, S-CC-3 zoning, 3-phase power, and 5% to 15% office buildout. This is a great Central Metro location, and there is 2,050 SF of space available with drive-in loading. The property is well located in Denver's Mid South Central Submarket at South Raritan Street and provides great access to Santa Fe Drive, Hampden Avenue, and I-25.

PROPERTY HIGHLIGHTS

- Well Maintained and Updated Property
- Experienced and Responsive, Local Management
- Desirable Central Submarket
- Competitive and Affordable Lease Rates
- Access to Santa Fe Dr via Evans Ave & Raritan St
- Great Central Metro Location For Distribution or Service Company



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