Unique and Hard to Find, Small Warehouse, Shop, and Storage Units For Lease

LEASING BY:
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5830 DOWNING STREET
DENVER, COLORADO 80216

CENTRALLY LOCATED
THE PROPERTY DETAILS

- Total building SF: 30,393
- Site size: 2.62 acres
- Located in Unincorporated Adams County with Denver mailing address
- I-1 zoning (Industrial)
- The property is located in an Enterprise zone
- Very central location with easy access to I-25 and minutes from downtown Denver
- Adams County 2020 sales tax is 3.75%
WAREHOUSE WITH STREET-FACING OFFICE

BUILDING DETAILS

- Total building size: 15,000 SF (10 total units, each are 1,500 SF)
- Available: 1,500 SF up to 15,000 SF
- Lease rate: $2,000 / month / unit
- Office: +/- 250 SF / unit
- YOC: 1985, concrete building
- Loading: 14 ft. clear, drive-in
- Front park / rear load
- Power: 3-phase
- Heat / Air: Gas forced heat in warehouse, wall unit AC in office

AVAILABLE: 1,500 SF UP TO 15,000 SF

LEASE RATE PER UNIT: $2,000 / MONTH

UNIT SIZE: 25’ x 60’
SHOP BUILDING

BUILDING DETAILS

- **Total building size**: 6,825 SF (13 total units, each are 525 SF)
- **Available**: 525 SF up to 6,825 SF
- **Lease rate**: $700 / month / unit
- **Office**: N/A
- **YOC**: 2004, metal building
- **Loading**: 14 ft. clear, drive-in
- **Power**: 3-phase
- **Heat / Air**: Gas heaters

AVAILABLE:
525 SF UP TO 6,825 SF

LEASE RATE PER UNIT:
$700 / MONTH

UNIT SIZE:
15' x 35'
AVAILABLE:
408 SF up to 8,568 SF

LEASE RATE PER UNIT:
$544 / MONTH

UNIT SIZE:
12’ x 34’

BUILDING DETAILS
- Total building size: 8,568 SF
  (21 total units, each are 408 SF)
- Available: 408 SF up to 8,568 SF
- Lease rate: $544 / month / unit
- Office: N/A
- YOC: 2007, metal building
- Loading: 16 ft. clear, each unit has one grade-level loading door
- Power: 3-phase
- Heat / Air: N/A