

For Lease



📍 1247 E 68th Ave, Denver, CO 80229



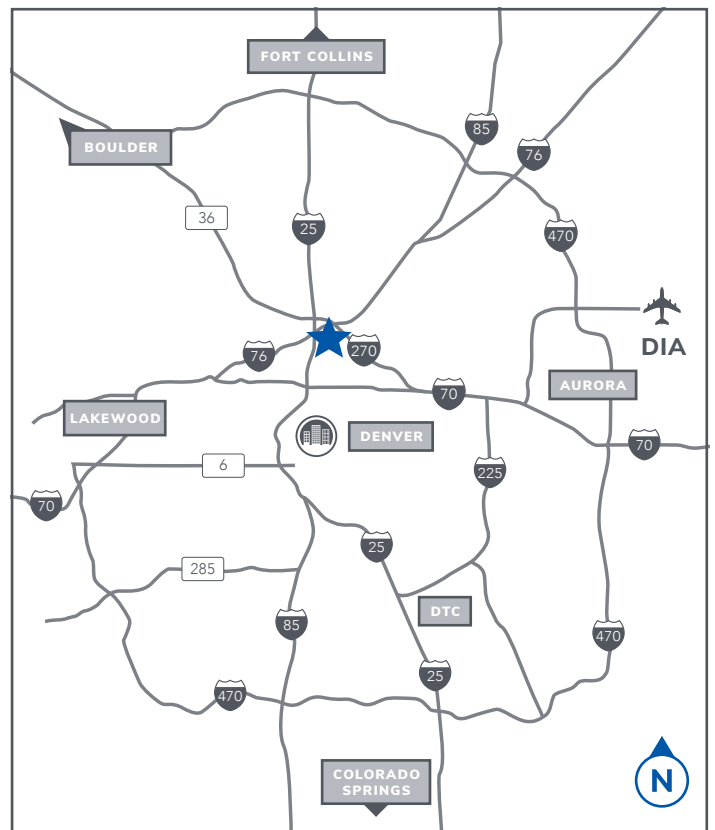
18,700 SF Warehouse on ±3.4 AC of Fenced Yard

PROPERTY FACTS

Available	18,700 SF
Site Size	± 3.4 AC
Zoning	I-2
Year Built	1994
Clear Height	24'
Power	600 AMP, 480V, 3P
Parking	1.30/1,000 SF
Loading	Four (4) Drive-In Doors (10'x14')
Lease Rate	Call Broker for Pricing

PROPERTY HIGHLIGHTS

- Access to Major Arterials (I-25, I-76, I-70, I-270)
- Large Fenced/Gated Outdoor Storage Yard
- ±1,500 SF of Office Space Available



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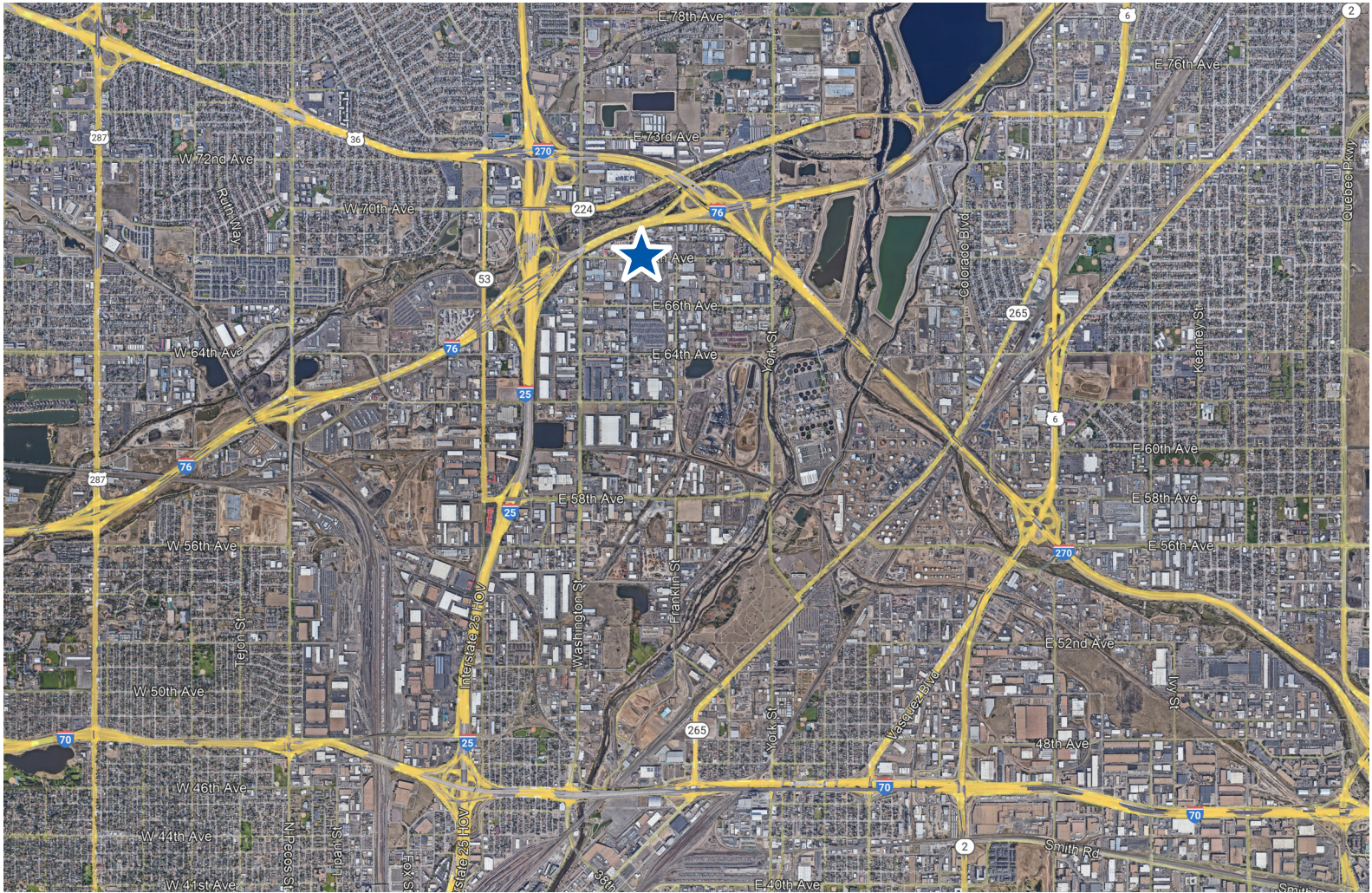
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