

# Industrial Space for Lease

9782 E GIRARD AVENUE, DENVER, CO 80231



## Overview

Hoff and Leigh is proud to present 5,000 SQFT of light distribution, office/retail space for lease. 9782 E Girard Avenue is an industrial property located in Denver, Colorado. The building is ideally located with ample parking and can easily be accessed from both I-25 and I-70. The building has a usable area of 5,000 square feet complete with reception, 11 offices, breakroom, and 2 prep rooms with water. The property has the potential for use as a lab and also features a special designation that permits MMJ/cannabis with a current license. This property provides the perfect opportunity for businesses of all kinds. With easy access to transportation hubs and great location, this is a perfect space for businesses looking to lease.

Unit:	Size:	Price:
9782	5,000 SF	\$12.00 SF/YR (\$4.20 NNN)

## Highlights

- Ample Parking
- Great Location
- MMJ/Cannabis Accepted With Current License
- Potential Lab Use

## Property Details



**Lease Rate**  
\$12.00 SF/YR  
(\$4.20 NNN)



**Space Available**  
5,000 SF



**Building Size**  
10,049 SF



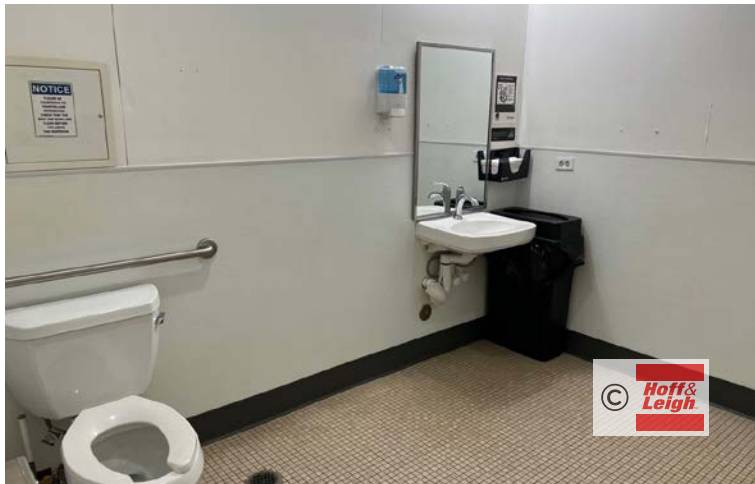
**Zoning**  
B3

Rev: August 28, 2023



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## Our Network Is Your Edge

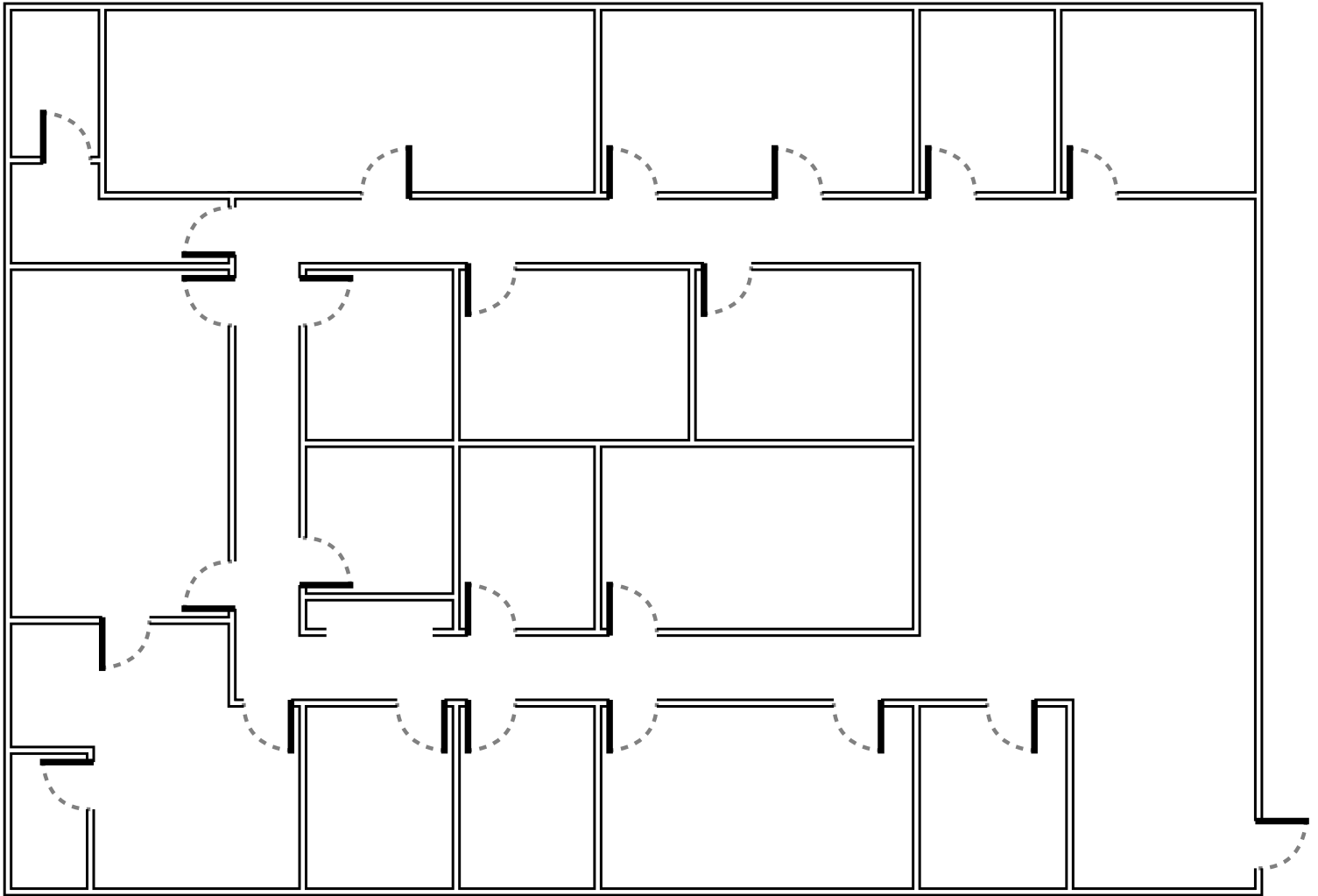
All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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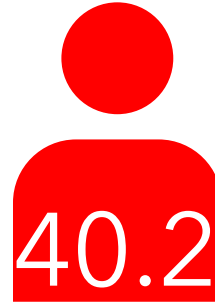
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## DEMOGRAPHICS



141,735  
Population



Median Age



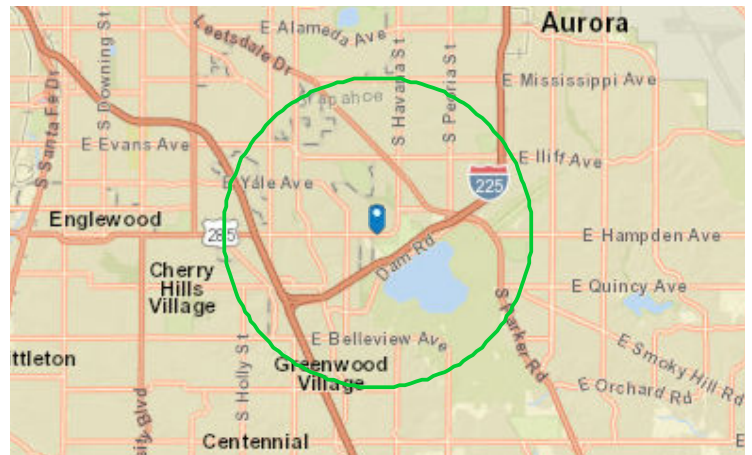
Average  
Household Size



\$74,421  
Median Household  
Income

## TRAFFIC COUNT

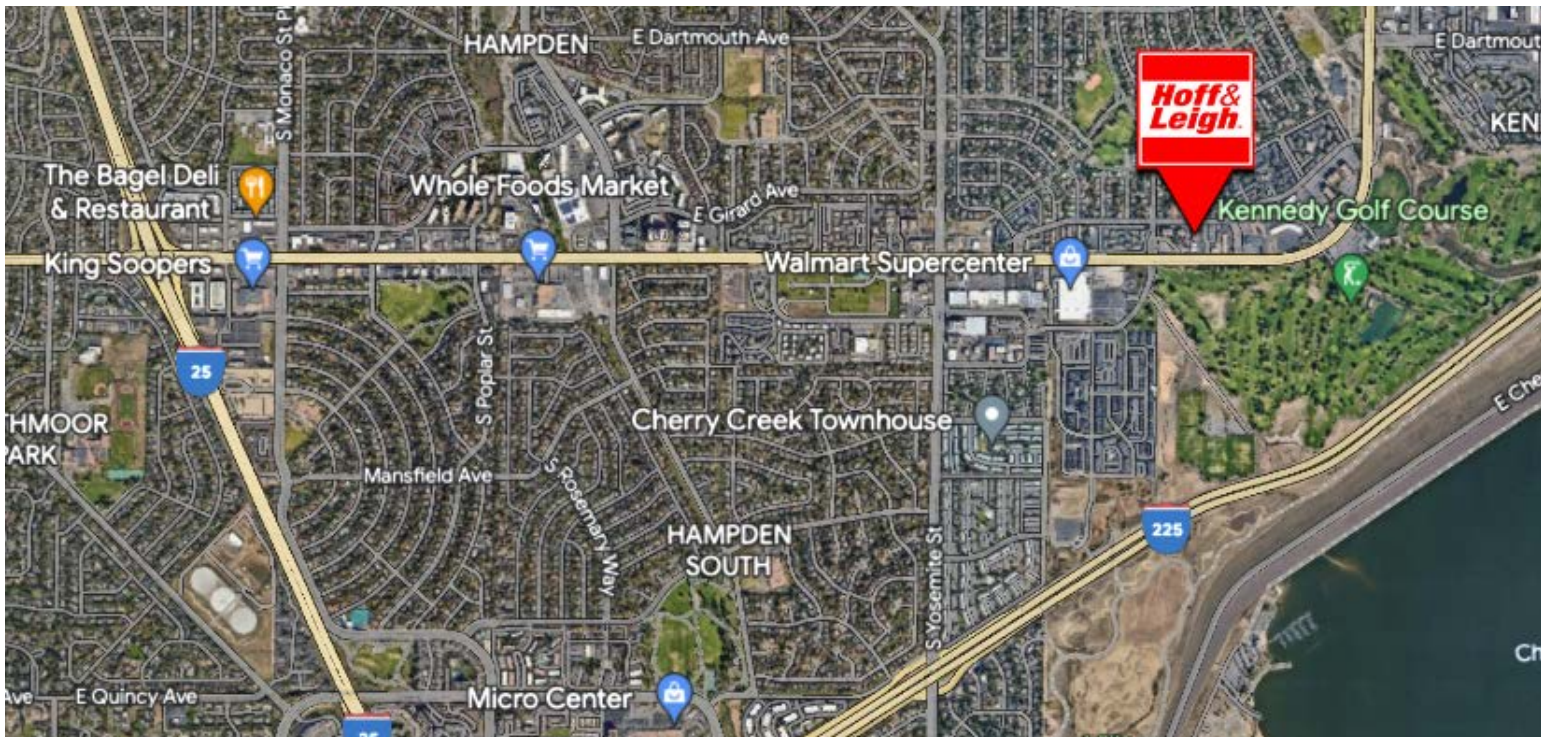
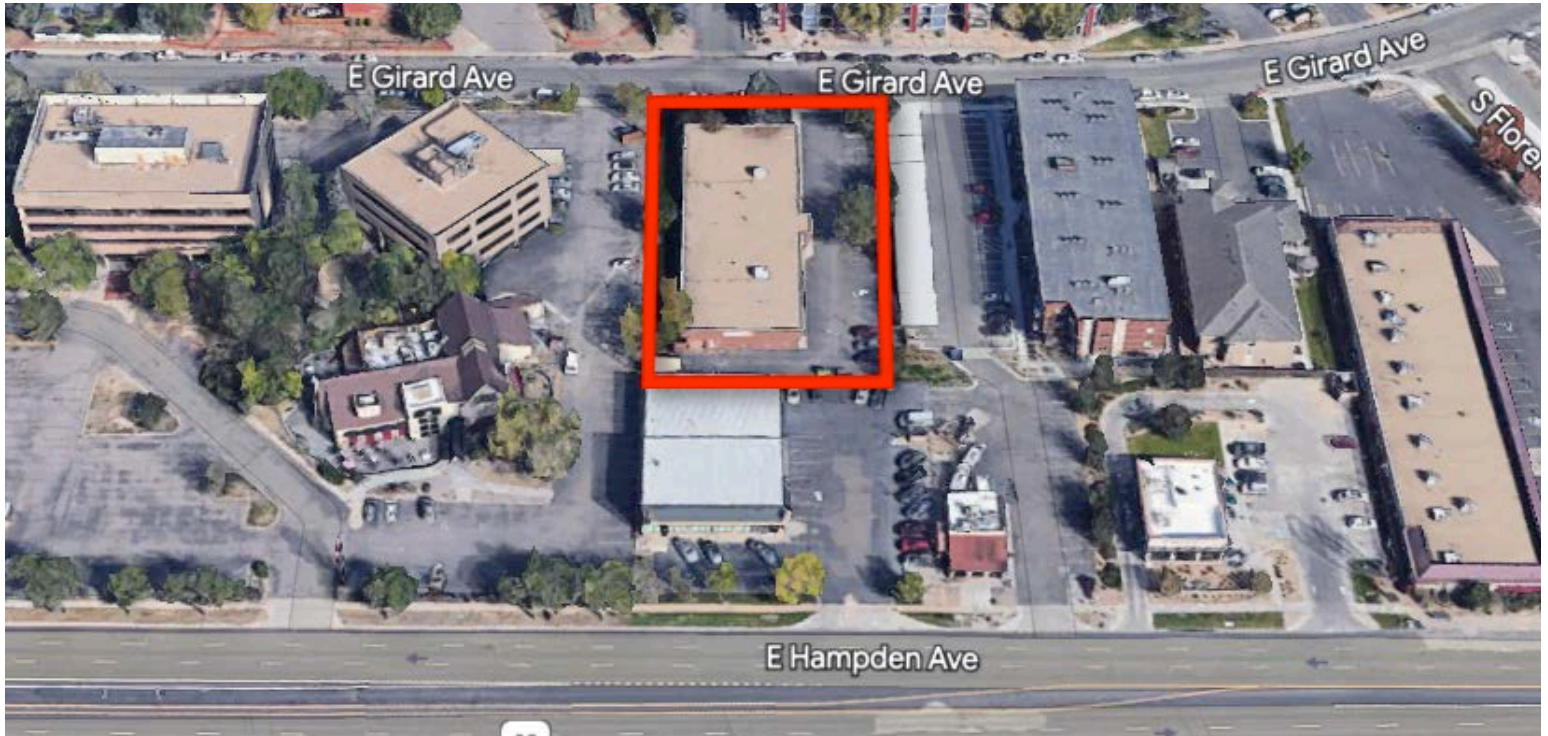
Cross street	Traffic 1	Distance
S Dayton St	49,500	0.1
S Parker Rd	48,000	0.2
S Galena St	40,000	0.3
S Akron St	40,000	0.3
S Chester Way	3,564	0.4



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