

Industrial Warehouse for Lease

1725 E 69TH AVENUE, DENVER, CO 80229



Overview

Hoff and Leigh is proud to present a 3,000 SF industrial warehouse for lease in Adams County. This end unit is I-1 zoned and has exposure to I-76 as well as easy access to I-25, I-76 and 270. The unit is a clear span warehouse complete with one office, one bathroom and a mezzanine perfect for storage or an additional office. Reach out to us today with any questions or if you would like to set up a tour.

Tenant in place, please do not disturb. Contact broker with any questions.

For more info, please text/call Lisa Langiewicz at (970) 903-4198 or Brandon Langiewicz at (715) 512-0265.

3,000 SF: \$11/SF/YR + \$3.25/SF/YR NNN = \$3,562.50 / Month

Hoff & Leigh listing website: <https://www.hoffleigh.com/listing/1725-e-69th-avenue/>

Unit:	Size:	Lease Rate:
C	3,000 SF	3,000 SF: \$11/SF/YR + \$3.25/SF/YR NNN = \$3,562.50 / Month

Highlights

- One 14' x 12' Overhead Door
- 14'-16' Clear Height
- Highway Exposure

Property Details



Lease Rate

\$11.00 SF/YR (+ \$3.25 PSF NNN)



Space Available

3,000 SF



Building Size

9,115 SF



Zoning

I-1

Rev: March 4, 2024

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.

Lisa Langiewicz

C: 970.903.4198

O: 720.572.5187

LisaL@HoffLeigh.com

Brandon Langiewicz, SIOR

C: 715.512.0265

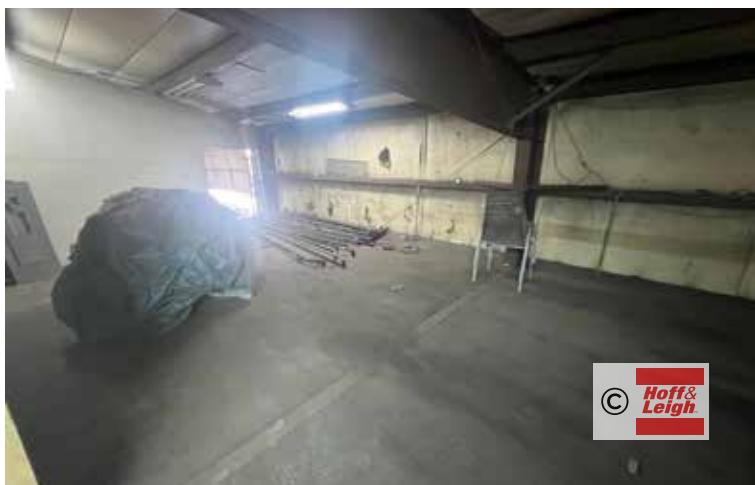
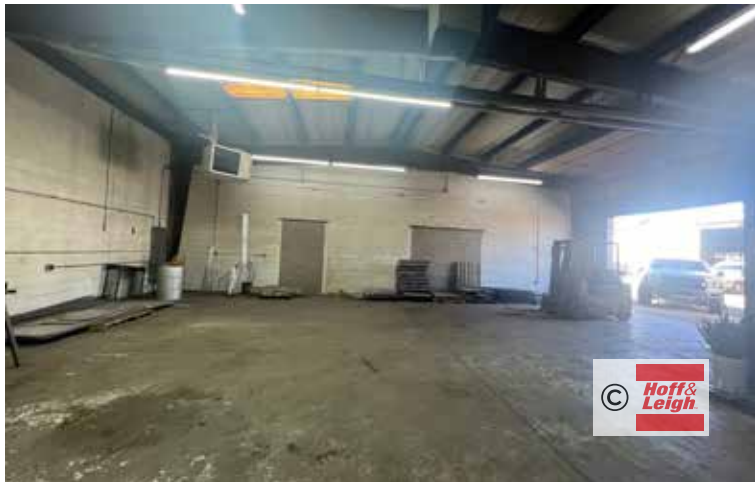
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DEMOGRAPHICS



83,656
Population



32.2
Median Age



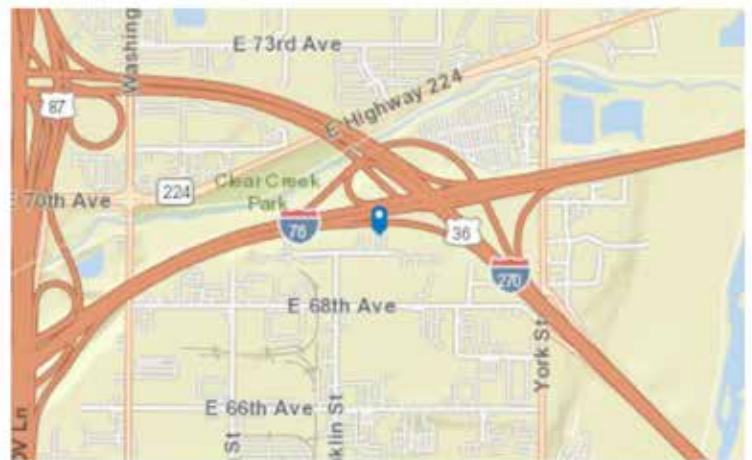
3.0
Average
Household Size



\$65,642
Median Household
Income

TRAFFIC COUNT

Cross street	VPD	Distance
Franklin St	5,788	0.1
I-76	5,825	0.1
E 70th Ave	4,812	0.1
Lafayette St	6,033	0.2
Franklin St	2,007	0.2



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