

# Industrial Warehouse for Lease

5475 PEORIA STREET BUILDING 3 #105, DENVER, CO 80239

**REDUCED LEASE RATE!**



## Overview

Hoff & Leigh brings you some of the hardest to find commercial space in the Denver metro market. This exciting warehouse condo is sure to meet all of the needs of a user looking to lease 1,800 SF of combined warehouse (13.5' ceiling clearance & HVAC) and about 600 SF of nicely finished office, with excellent proximity to both I-70 and I-225.

With I-MX-3 zoning, a wide range of uses are allowed. Ideal uses include warehouse storage, flex space, contractors, light manufacturing/assembly and more. Enjoy HVAC throughout and comfortable office space including a receptionist area, conference room, kitchenette and bathroom.

1,800 SF x \$12.50 (\$1,875 / Month) + \$8.29 SF/YR NNN (\$1,243.50 / Month) = Total Monthly Rent (\$3,118.50 / Month)

## Highlights

- 12' Drive-In Door
- 600 SF of Finished Office
- Close I-70 & I-225 Proximity
- HVAC Throughout
- 13.5' Clearance
- Single Phase Power (TBV)
- \*Optional - Existing Racking Included

## Property Details



### Lease Rate

\$14.00 SF/YR  
\$12.50 SF/YR  
(+ \$8.29 SF/YR NNN)



### Building Size

1,800 SF



### Space Available

1,800 SF



### Zoning

I-MX-3

Rev: May 24, 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.

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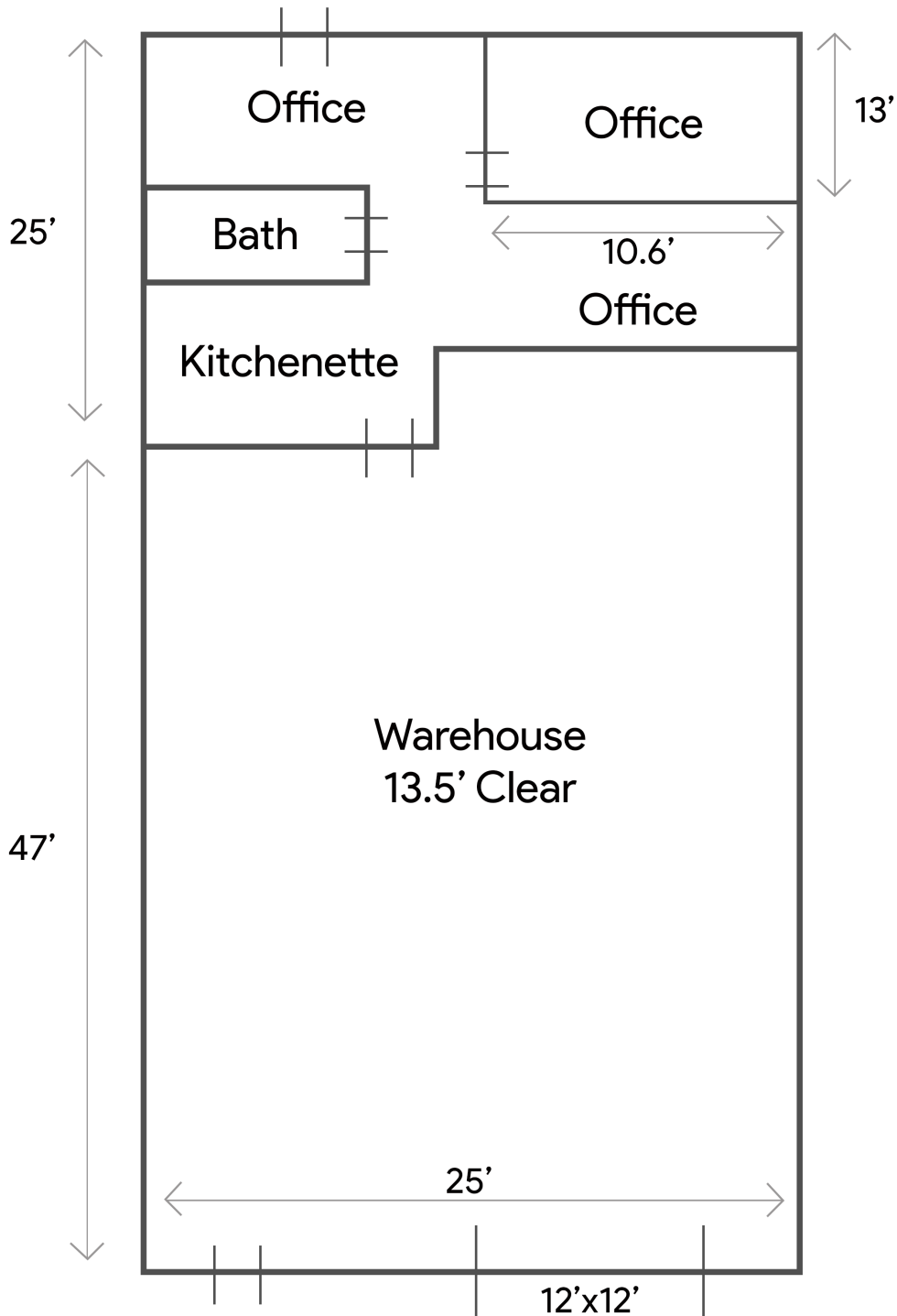
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5475 Peoria St, Denver, Colorado, 80239 2

## DEMOGRAPHICS



74,407  
Population



31.5  
Median Age



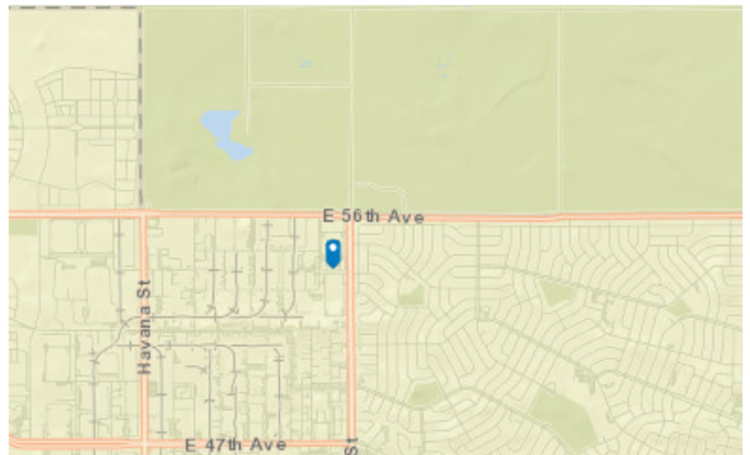
3.2  
Average  
Household Size



\$100,740  
Median Household  
Income

## TRAFFIC COUNT

Cross street	VPD	Distance
11900 E	2,493	0.0
E 54th Ave Dr	11,731	0.1
Peoria St	1,374	0.1
E 55th Ave	10,000	0.1
E 39th Ave	9,976	0.2

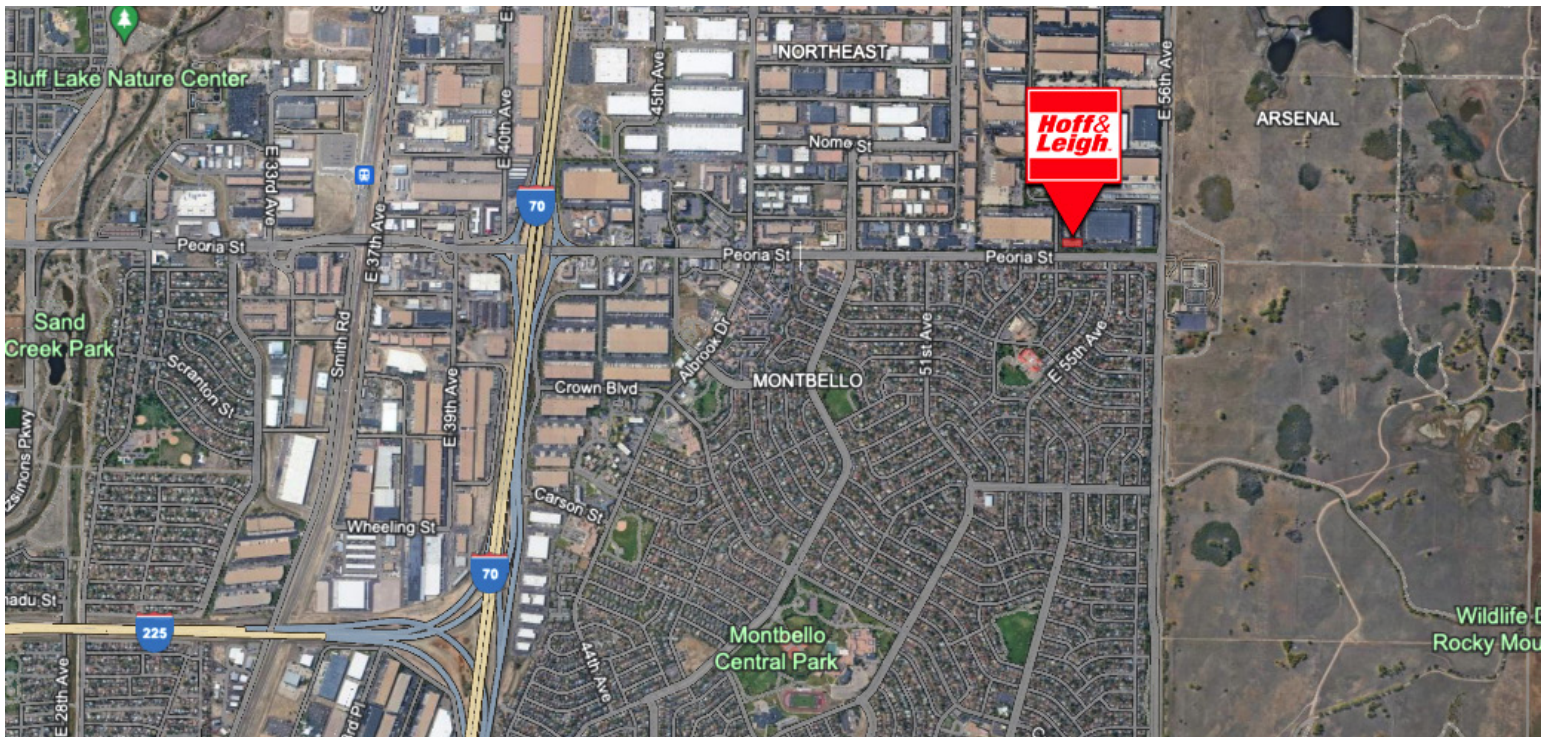


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