

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.

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
(NNN)



Building Size
1,800 SF



Space Available
1,800 SF



Zoning
I-MX-3

Rev: April 17, 2024



Industrial Warehouse for Lease

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



Rev: April 17, 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.

Shane Robson

C: 512.450.8203

O: 720.572.5187

SRobson@HoffLeigh.com



Industrial Warehouse for Lease

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



Rev: April 17, 2024



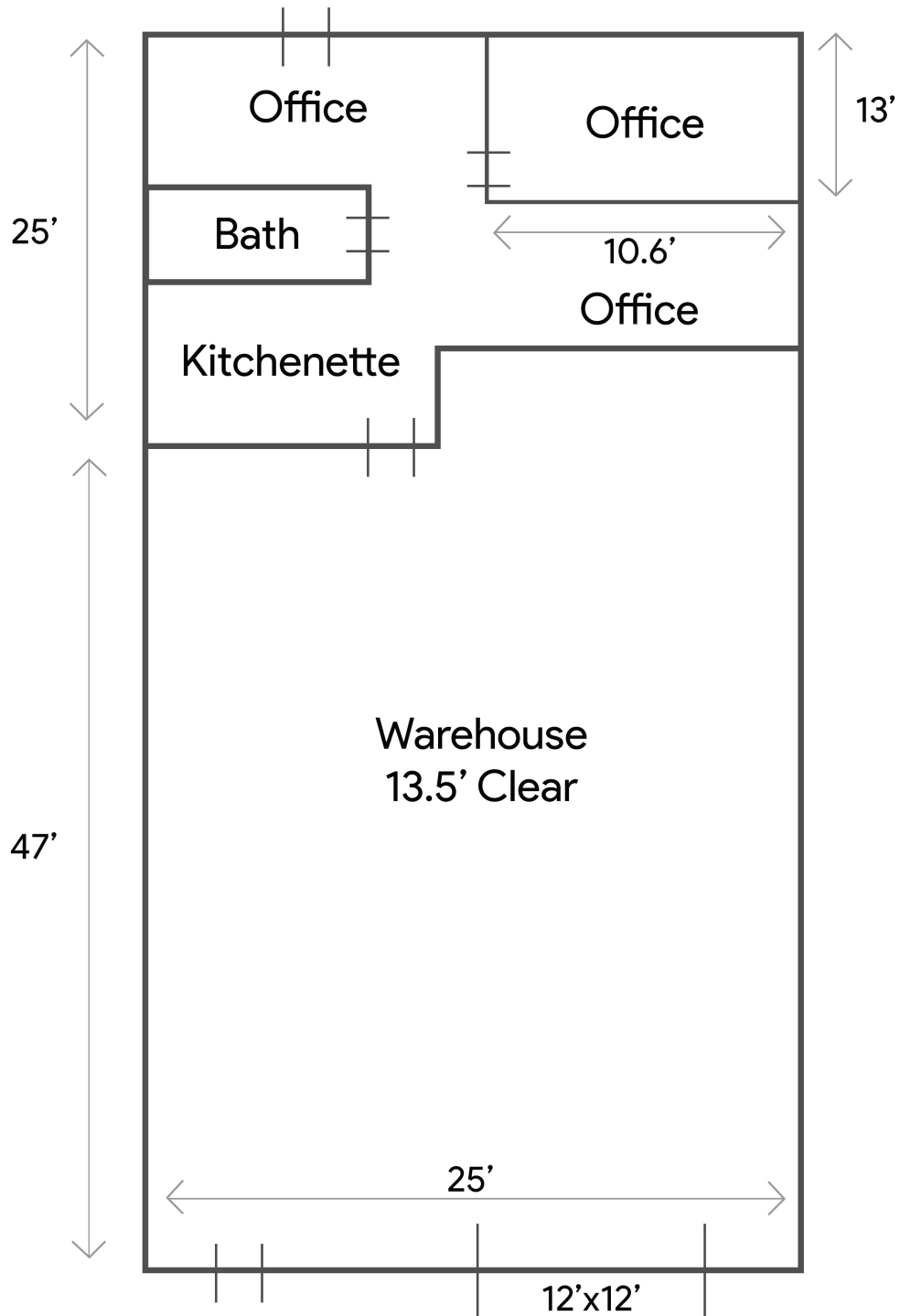
Our Network Is Your Edge

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.

Shane Robson
C: 512.450.8203
O: 720.572.5187
SRobson@HoffLeigh.com

Industrial Warehouse for Lease

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



Rev: April 17, 2024

Industrial Warehouse for Lease

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

5475 Peoria St, Denver, Colorado, 80239 2

DEMOGRAPHICS



74,407
Population



31.5
Median Age



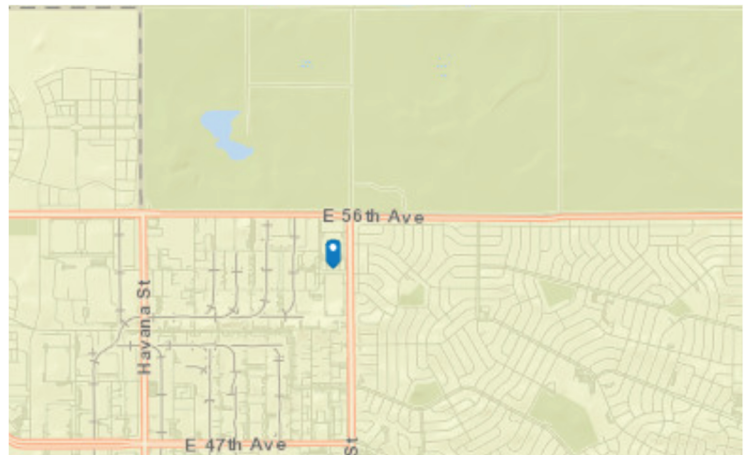
3.2
Average
Household Size



\$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



Rev: April 17, 2024



Our Network Is Your Edge

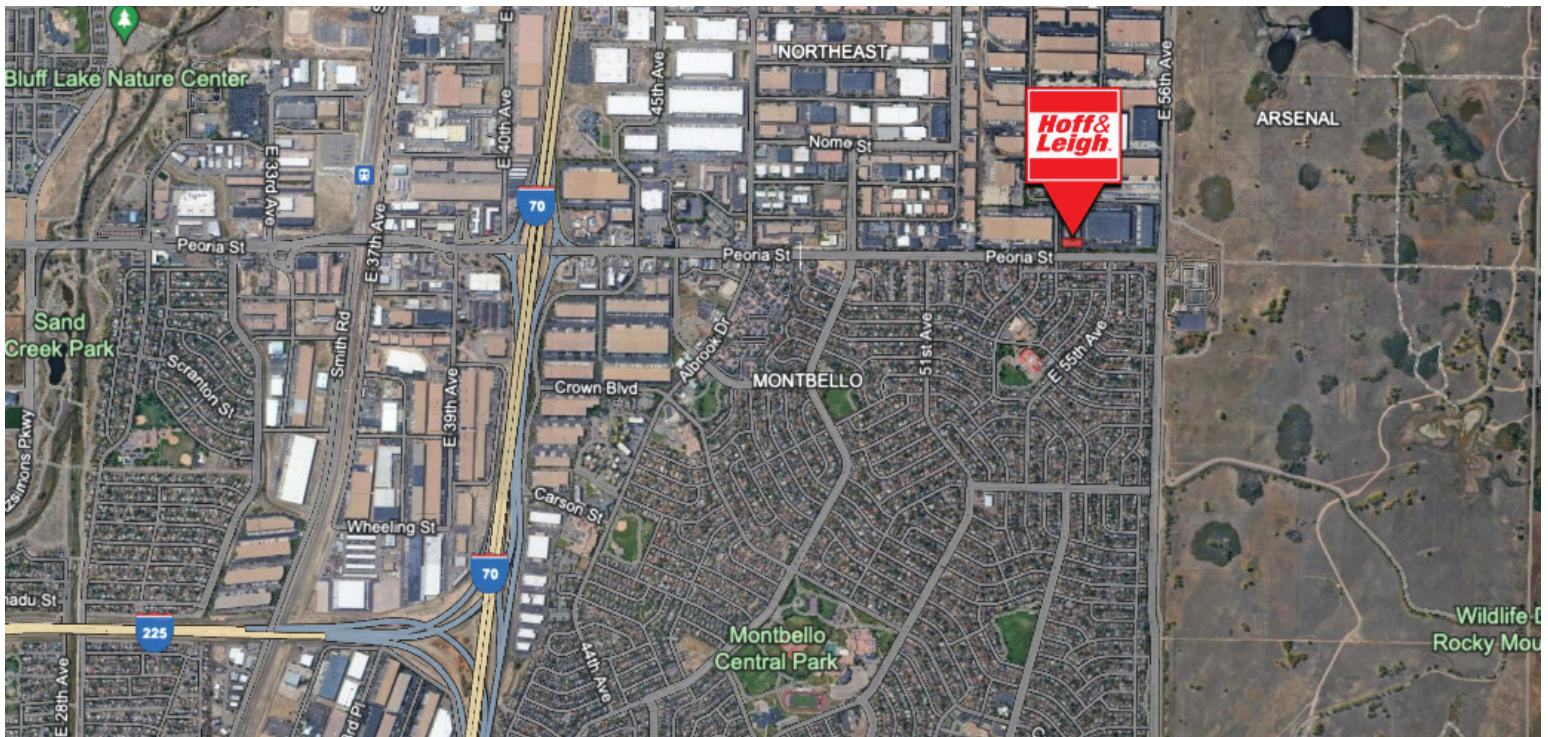
All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Shane Robson
C: 512.450.8203
O: 720.572.5187
SRobson@HoffLeigh.com



Industrial Warehouse for Lease

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



Rev: April 17, 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.

Shane Robson
C: 512.450.8203
O: 720.572.5187
SRobson@HoffLeigh.com