

Turn-Key Industrial Suite for Sublease

2531 W 62ND COURT UNIT C, DENVER, COLORADO 80221



Overview

This 1,316 SF Industrial Suite with mezzanine office is available for Sublease! Well-maintained industrial suite featuring 18' clear height, a functional mezzanine office, full kitchen, and private restroom. The balanced layout supports flexible operations from storage and light assembly to creative and production uses. Quality, turn-key space in this size is scarce—secure it today! Contact Hoff & Leigh for a showing.

1,316 SF x \$15/SF/YR + \$6.54/SF/YR/NNN = \$2,362.22/month

Unit:	Size:	Lease Rate:
C	1,316 SF	\$15.00 SF/YR (NNN)

Highlights

- 14' Overhead Door
- Full Kitchen
- Mezzanine Office
- Clean and Ready to Use

Property Details

	Lease Rate \$15.00 SF/YR (NNN)		Lot Size 1.20 Acres
	Space Available 1,316 SF		Building Size 13,900 SF
	Zoning PUD		

Rev: October 17, 2025

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.



Brandon Langiewicz, SIOR

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Chris Camozzi

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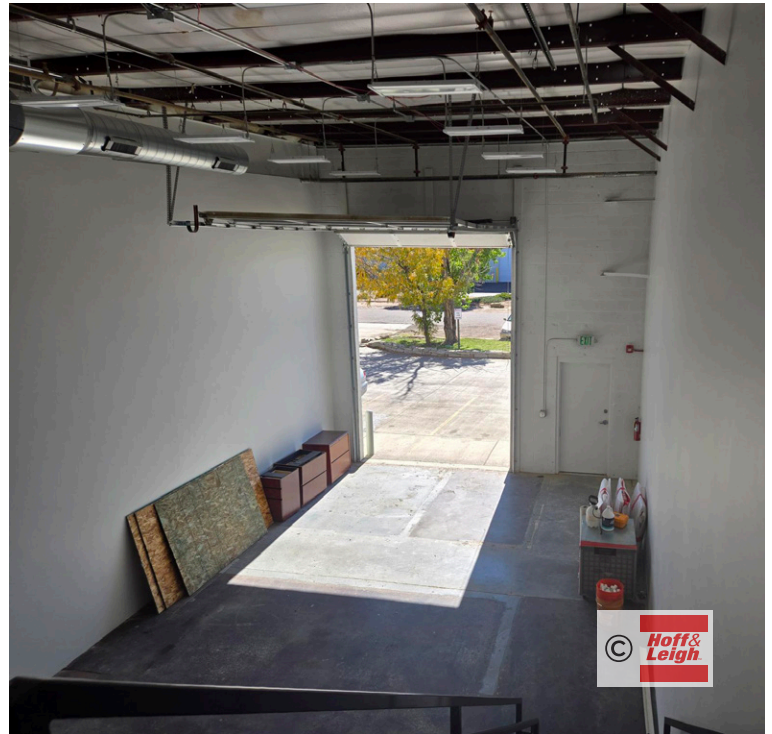
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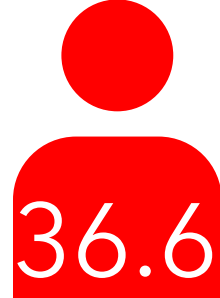
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2531 W 62nd Ct, #C, Denver, Colorado, 80221

DEMOGRAPHICS



114,727
Population



36.6
Median Age



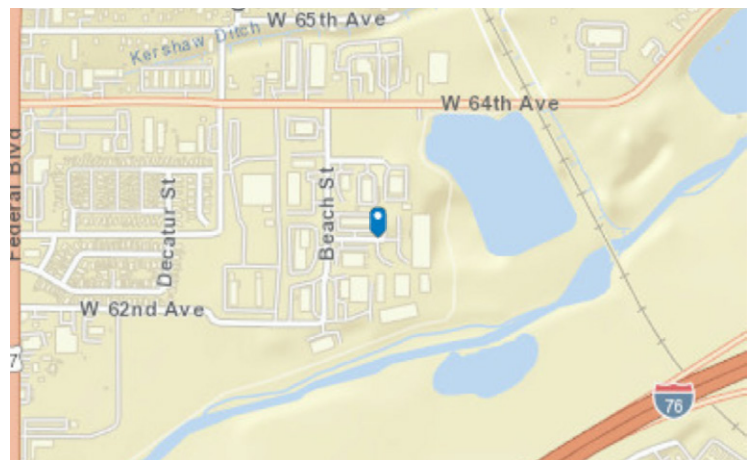
2.6
Average
Household Size



\$90,446
Median Household
Income

TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
W 60th Ave	89,304	0.3
Vrain St	5,801	0.4
I- 76	8,375	0.4
Federal Blvd	6,682	0.4
Federal Blvd	1,755	0.4



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