

FOR LEASE

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INVESTMENTS | BROKERAGE

Retail / Auto / Industrial Space on Federal Blvd

950 FEDERAL BLVD | DENVER, CO 80216



ABOUT THE PROPERTY

950 Federal Boulevard is now available for lease in Denver's Sun Valley neighborhood. The parcel includes an existing structure, separate lot access, and fenced yard / lot space for up to 40 parked cars. This property is well-suited for auto-related businesses, contractors, fleet operators, or equipment storage users.

AVAILABILITY

- 950 Federal Blvd: 3,980 Bldg SF (on 19,723 SF Lot)
- Flexible Lease Terms Available
- Property is also listed for sale for either owner/user or redevelopment use; Contact Broker for additional details

CONTACT

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**CONTACT BROKER
FOR LEASE RATE**



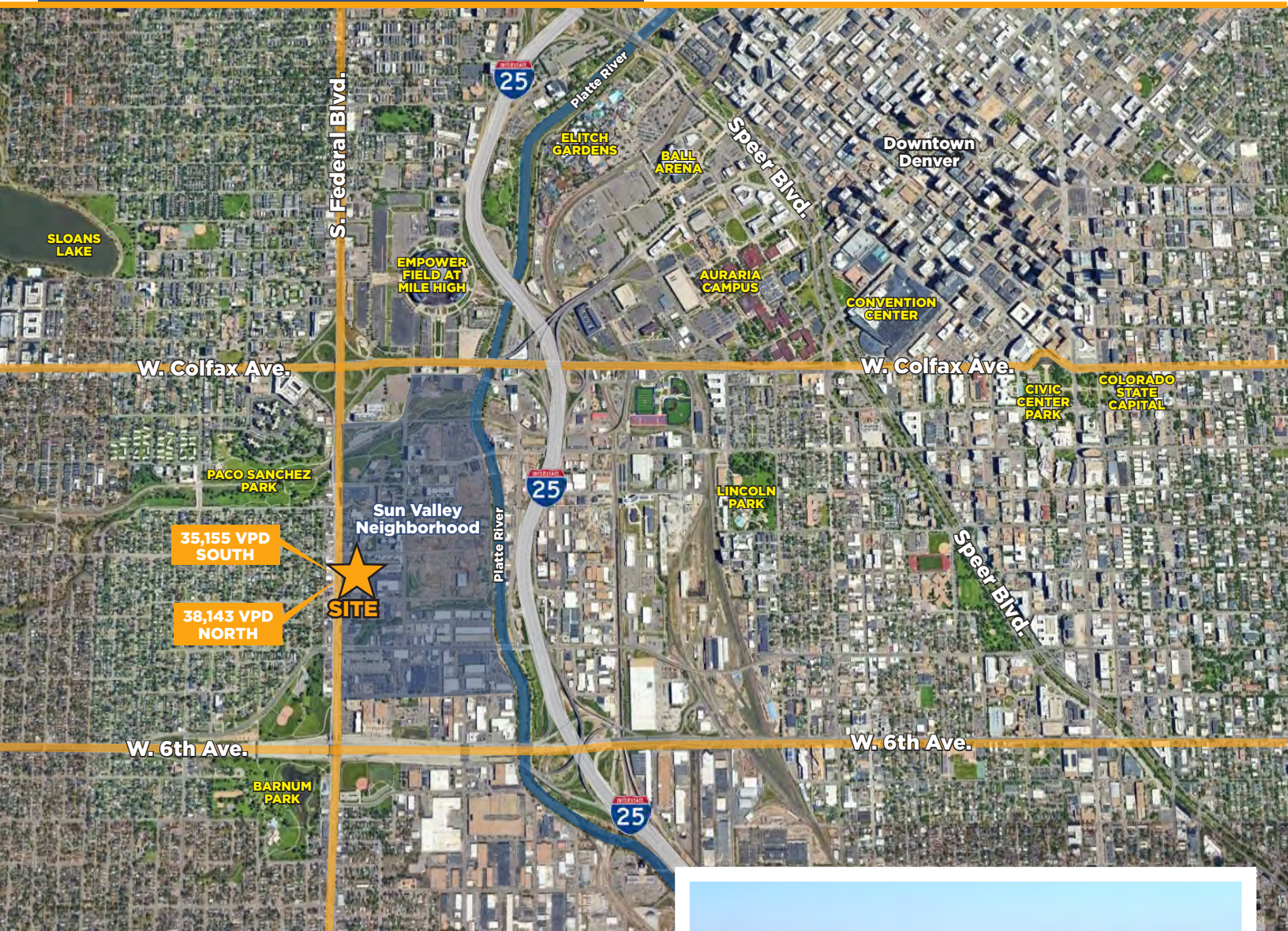
PROPERTY DETAILS

Address	950 Federal Blvd, Denver, CO 80204
County	Denver
Property Type	Retail / Industrial / Auto
Total Lot Size	0.452 Acres 19,723 SF
Zoning	C-MX-8 (+12)
Opportunity Zone	Yes
Enterprise Zone	Yes
Existing Buildings	1

PROPERTY HIGHLIGHTS

- Retail/Auto/Industrial space on Federal Boulevard
- Building signage available
- Exclusive lot access onto parcel
- Additional lot / yard space for outdoor storage
- Lot can fit up to 40 parked cars
- Flexible lease terms available
- Utilities included in gross rate
- Ideal for auto-related businesses, contractors, fleet operators, or equipment storage users.





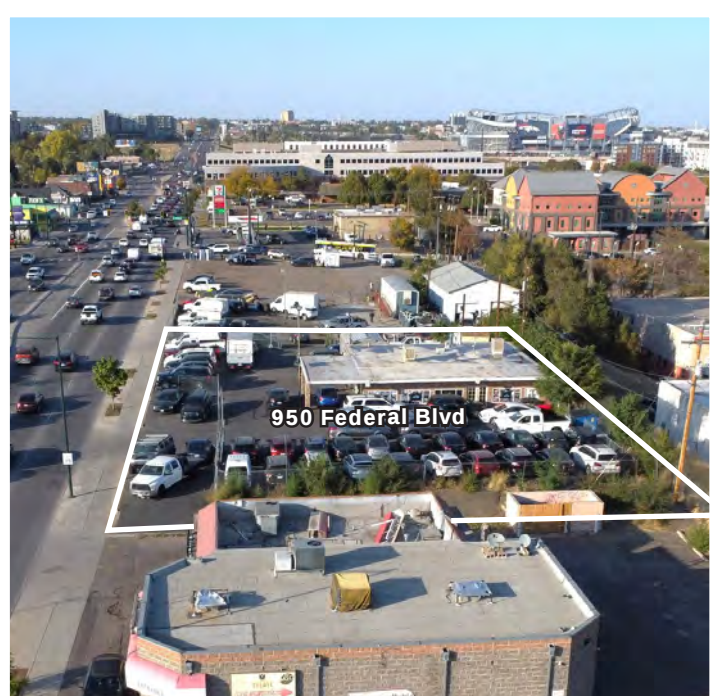
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