

6035 E 38TH AVE.
DENVER, CO

**20,330 SF INDUSTRIAL WAREHOUSE
W/ SMALL YARD FOR LEASE**



PROPERTY FEATURES

Total SF Available:	20,330 SF
Warehouse:	17,280 SF
Office:	3,050 SF
Yard:	10,000 SF
Loading:	2 dock-high doors 1 drive-in door
Clear Height:	14'-18'
Zoning:	I-MX-3
Lease Rate:	\$5.75/SF NNN
NNN:	\$3.65



Recent Upgrades: Rebuilt loading dock (2020), new office HVAC (2020), and high-efficiency warehouse heaters (2019 & 2021).

Move-In Ready: Vacant, recently renovated, and in clean, well-maintained condition.

Prime Access Location: Excellent access to I-70 (±5 minutes) with quick connectivity to downtown Denver.



LOCAL EXPERTS. INDUSTRIAL STRENGTH.

1801 W Colfax Ave.
Denver, CO 80204
www.ringsbyrealty.com

Alex Ringsby
alex@ringsbyrealty.com
(303) 892-0120

Scott Patterson
scott@ringsbyrealty.com
(303) 892-0121