

Industrial Suite For Lease



NEW BELOW MARKET LEASE RATES FOR 2026!



7660 E Jewell Ave Unit A • Denver, CO 80231

Suite Available - Unit A

- 18,000 SF Total (7,488 SF Warehouse)
- 14,500 SF Fenced Yard
- Mix of Office/Showroom and Warehouse
- 2 Dock High Doors (potential drive in ramp)
- 18' Clear Height
- IA Denver Zoning

- \$4.50 PSF NNN (Entire Suite Including Yard)

- \$8.95 PSF NNN (7,488 SF Warehouse Only)

\$4.95 PSF 2026 Estimated CAM

Landlord is open to creative combinations of office, warehouse, and yard square footage.

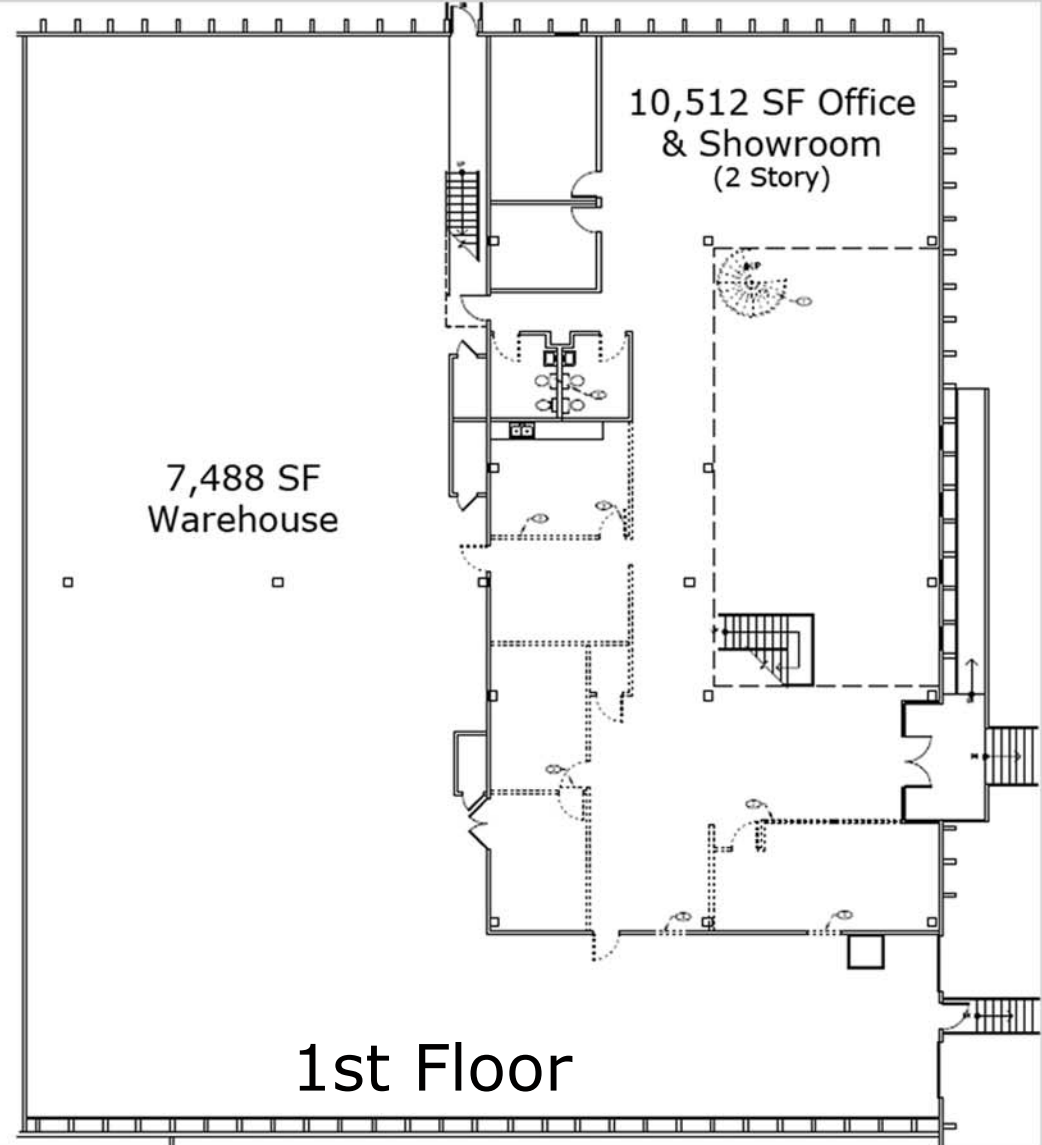
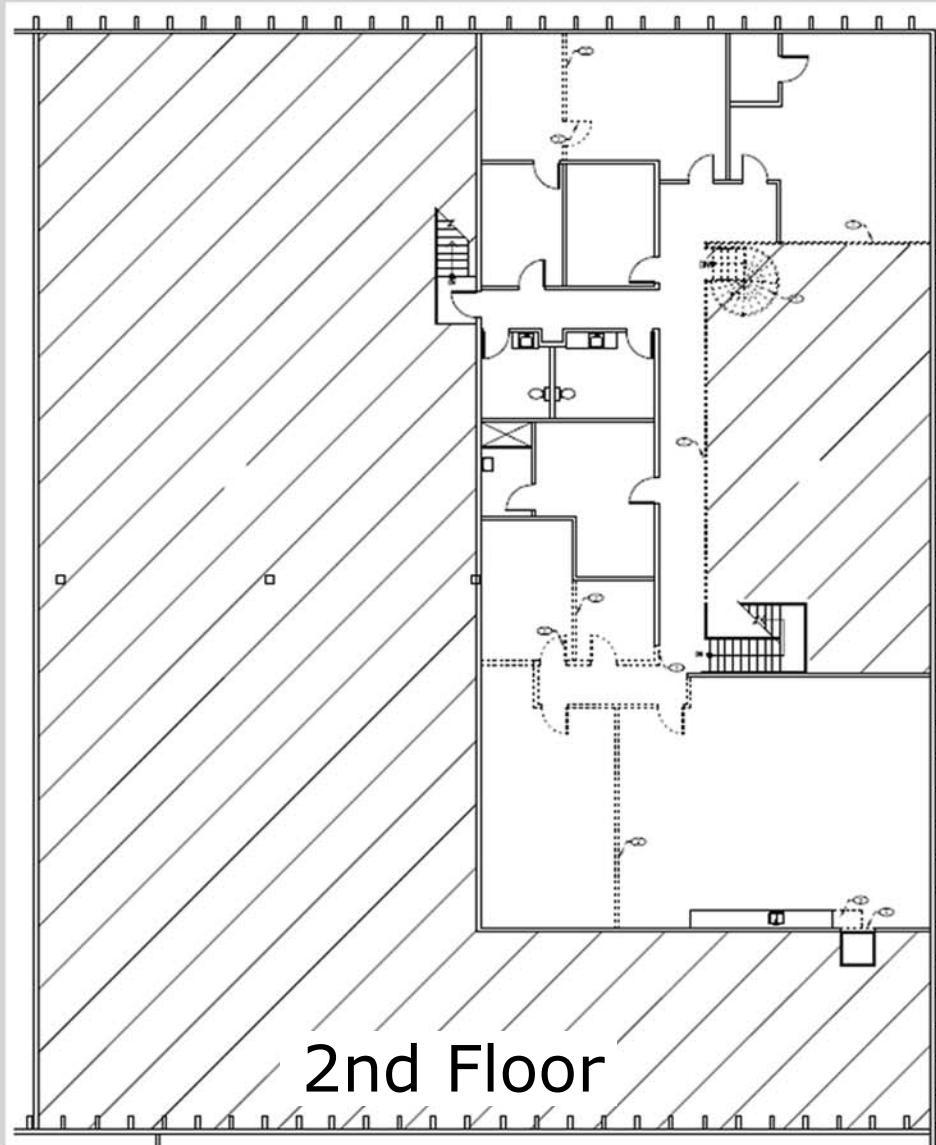
For more information, please call or email:
Jeremiah Maupin - 303-819-9135
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Apex Real Estate Advisors

9250 E Costilla Ave Suite 110 • Greenwood Village, CO 80112 • Office: 720.440.2156 • Email: info@apexreco.com

No warranty or representation is made as to the accuracy of the foregoing information.

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