



AVAILABLE SF:	3,600/SF
LEASE RATE:	\$9.30/SF
LEASE TYPE:	\$4.15/NNN
CITY:	Denver
COUNTY:	Denver
SUBMARKET:	Upper S Central
BLDG USE:	Flex/Industrial
YR BUILT:	1967
BLDG SF:	16,000
ZONING:	I-A Denver
LOADING:	Drive-In
CLEAR HEIGHT:	8'-18'

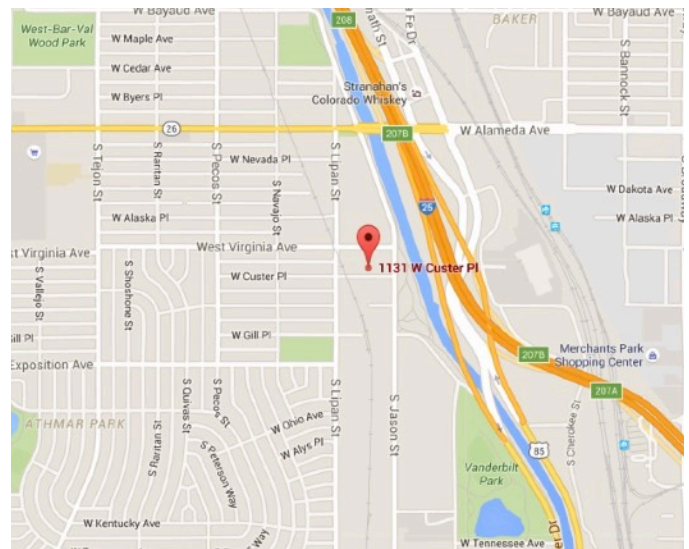
PROPERTY OVERVIEW

The property is a 16,000 SF multi-tenant industrial warehouse building located at 1131-1145 W Custer Pl. The building has been very well-maintained by the landlord and features: 8'-16' clear height free span warehouse, 10' x 10' drive in loading, I-A Denver zoning, 3 phase power, and about 10-15% office build out. This is a great Upper South Central Metro location, and the 3,600 SF space comes with high-end office finish.

SUBLEASE 2/28/2025

PROPERTY HIGHLIGHTS

- Well Maintained and Updated Property
- Experienced and Responsive, Local Management
- Desirable Central Submarket
- Competitive and Affordable Lease Rates
- Convenient Access to I-25 & W Alameda Ave
- Great Central Location For Distribution or Service Co



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