

**DEAN CALLAN****& COMPANY INC****BEAU GAMBLE****President**

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DEAN CALLAN & COMPANY, INC.

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WAREHOUSE FOR SUBLEASE

**6803 EAST 47TH AVENUE DRIVE
DENVER, COLORADO 80216**

Introducing an excellent opportunity for warehouse space at 6803 East 47th Avenue Drive, Denver, CO. This 2,300 SF sublease offers a clean and versatile environment, featuring a convenient kitchenette and conference room. With a 15ft clear height and I-2 zoning, the space is well-suited for various purposes. The inclusion of a 10ft x 10ft drive-in door and a retail front adds to its flexibility. Enjoy strategic positioning with direct access to major thoroughfares like I-70 and I-270, making it an ideal location for businesses seeking convenience and accessibility. Flexible lease terms are available to accommodate your specific needs.

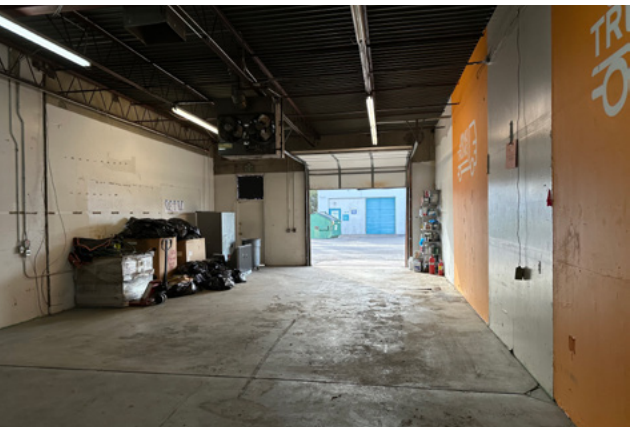
Call us for more information and to set up a tour.

TERMS

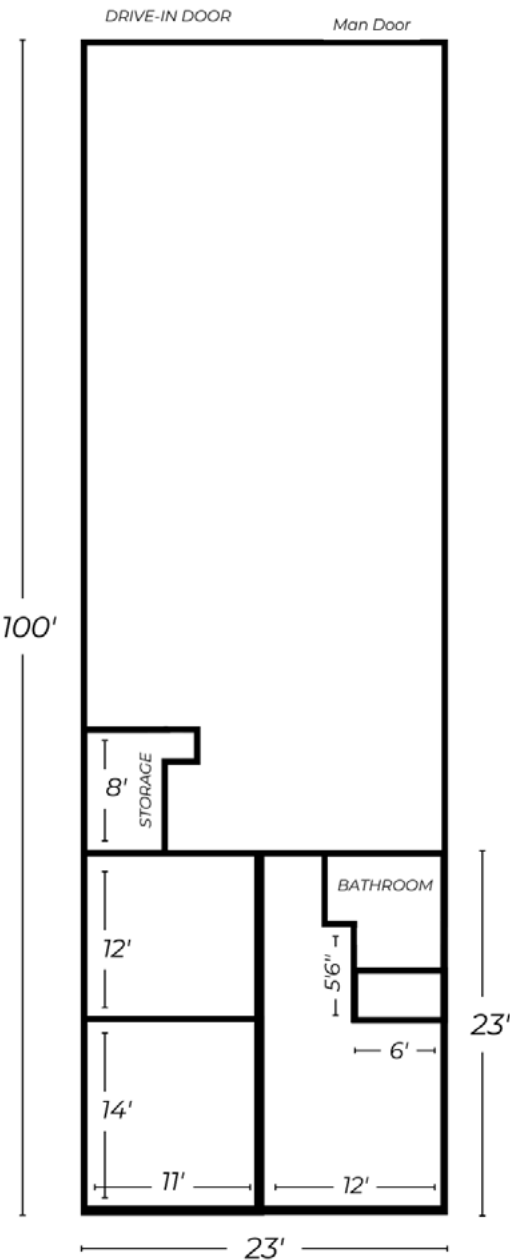
Size:	2,300 SF
Lease Rate:	\$10.00 / SF / NNN
Expenses:	\$4.52 / SF (Est. 2024)
Available:	Now

PROPERTY FEATURES

- **Size:** 2,300 SF
- **Features:** Kitchenette and Conference Room
- **Clear Height:** 15ft
- **Zoning:** I-2
- **Access:** 10ft x 10ft Drive-in Door
- **Flexibility:** Retail Front
- **Terms:** Flexible Lease Options
- **Convenience:** Strategic Location with Direct Access to I-70 and I-270



FLOOR PLAN



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.



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