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DEAN CALLAN & COMPANY, INC.
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INDUSTRIAL SPACE FOR LEASE

909 EAST 62ND AVENUE
DENVER, COLORADO 80216

Ideal office/warehouse space in prime north-central Denver, this property grants easy access to the major Denver Metro areas. Enjoy air-conditioned office space, ample parking, and essential features like 20-foot clear height, loading dock, and an overhead door.

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

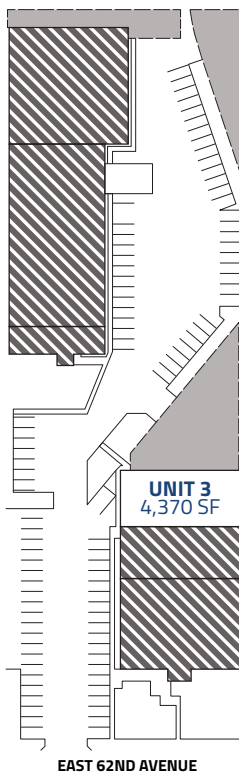
TERMS

Available Space:	4,370 SF
Lease Rate:	\$9.00 - \$12.00 / SF / NNN
Expenses:	\$4.85 / SF (Est. 2025)
Zoning:	I-1 (Industrial)
Year Built:	1973
County:	Unincorporated Adams County
Loading:	42" Dock Well with a 10x10 Overhead Door
Parking:	7 surface parking spaces

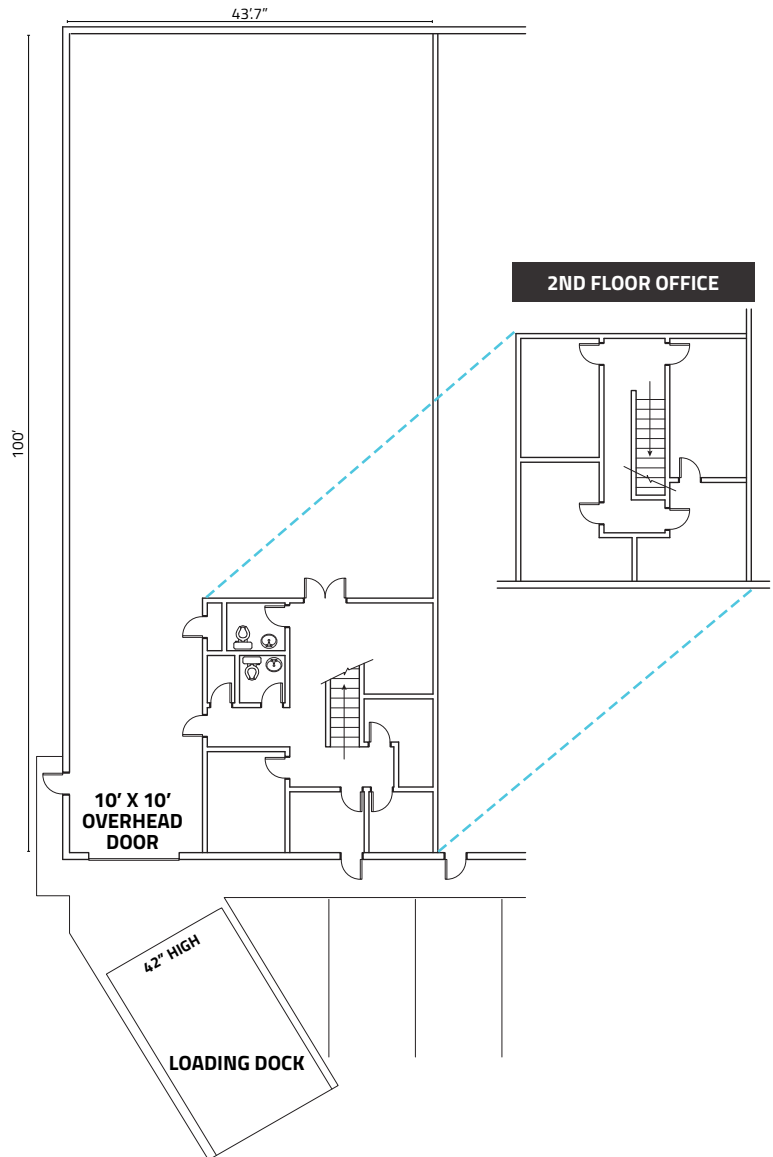
PROPERTY FEATURES

- Prime North Central Denver location with quick access to Denver's thoroughfares such as I-25, I-76 and I-270
- 10' x 10' Overhead door
- Private restrooms
- 20' clear height in the warehouse portion
- Well maintained property

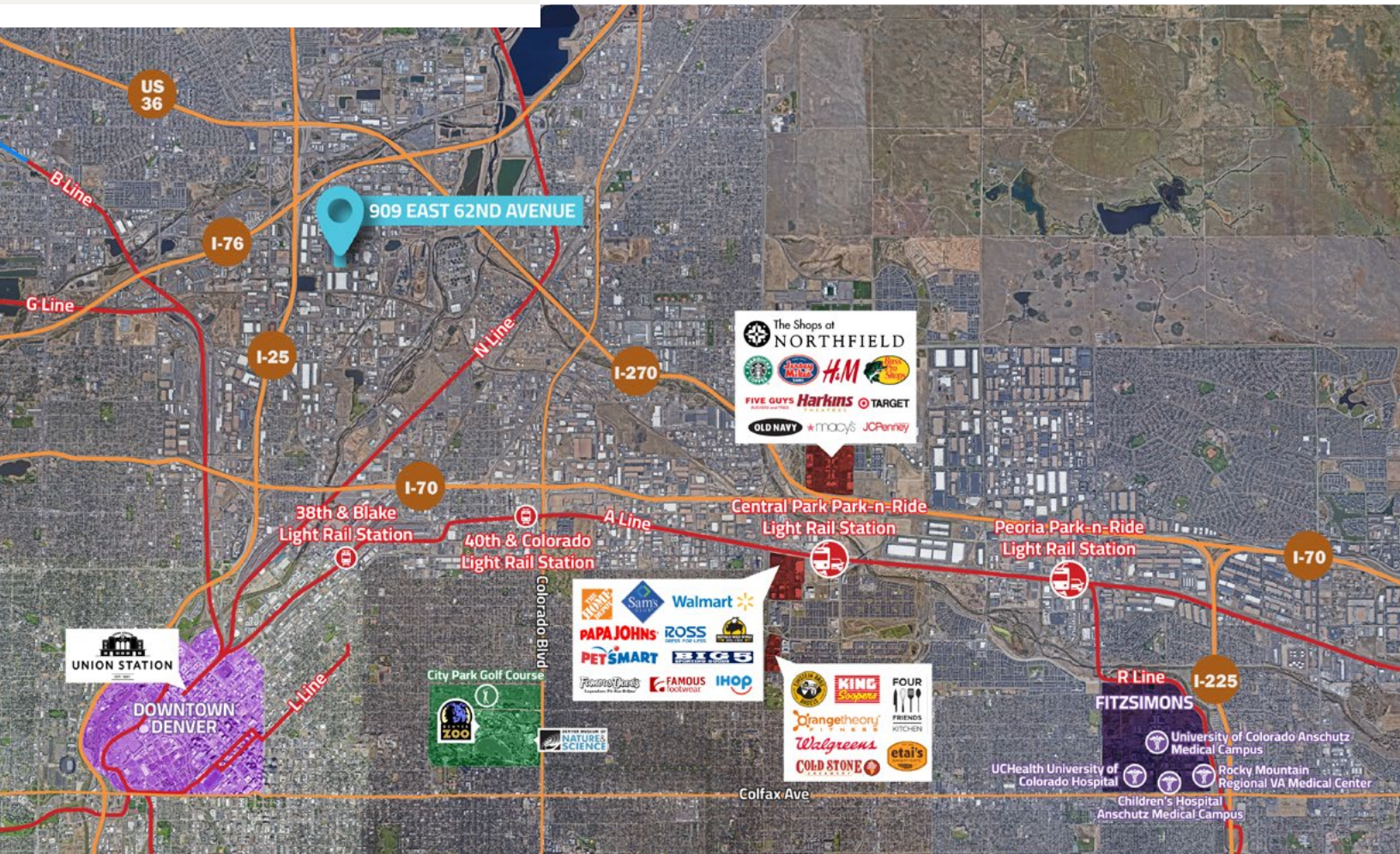
SITE PLAN



FLOOR PLAN



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