



FOR LEASE

15,963 SF Ofc/Whs W. 1 Acre Yard

1011 S Huron St. | Denver, CO 80223



**Ideal For Vehicle Maintenance Facility, Office Warehouse, Granite & Marble Fabrication, Etc**

CONTACT:

**GREG KNOTT**

EXECUTIVE VICE  
PRESIDENT

303.512.1156

gknott@uniqueprop.com

**EARL DUFFY**

BROKER ASSOCIATE

303.512.2732

eduffy@uniqueprop.com

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

WWW.UNIQUEPROP.COM



## OFFERING SUMMARY

<b>Building SF:</b>	15,963 SF
<b>Lease Rate:</b>	\$13.50/NNN
<b>Office SF:</b>	5,672 SF
<b>Lot Size:</b>	1.21 Acres (52,850 SF)
<b>Yard:</b>	1 Acre Fenced/Paved
<b>Clear Height:</b>	20'
<b>Floor Drains:</b>	Yes w/Interceptor
<b>City/County:</b>	Denver/Denver
<b>Loading:</b>	5 (12'x14') Drive ins
<b>Zoning:</b>	I-A (Light Industrial)
<b>Power:</b>	1,000 Amp 3PH
<b>Year Built/Renovated:</b>	1973/2009

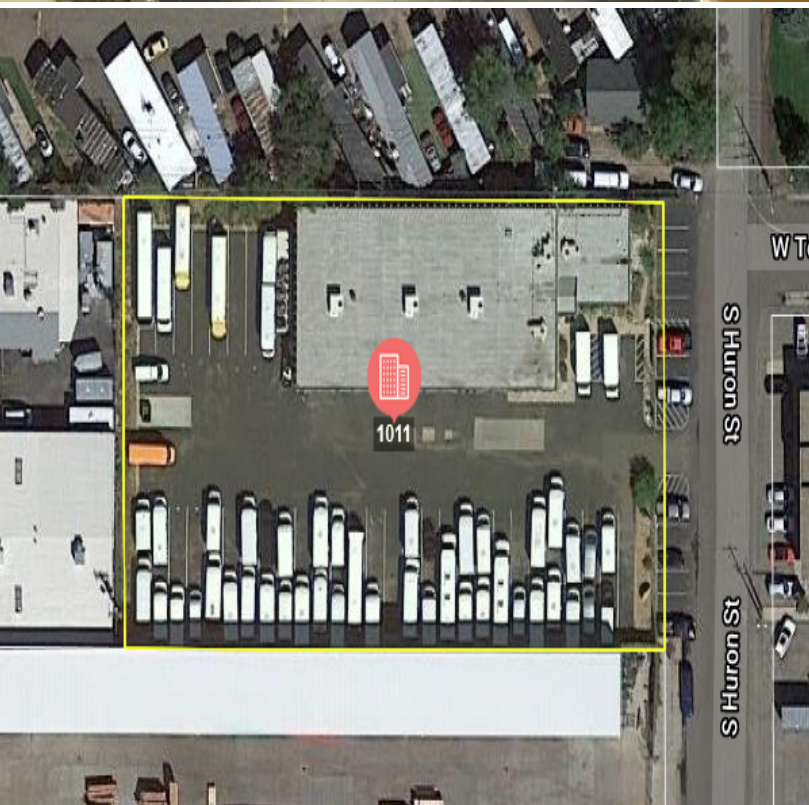
## PROPERTY OVERVIEW

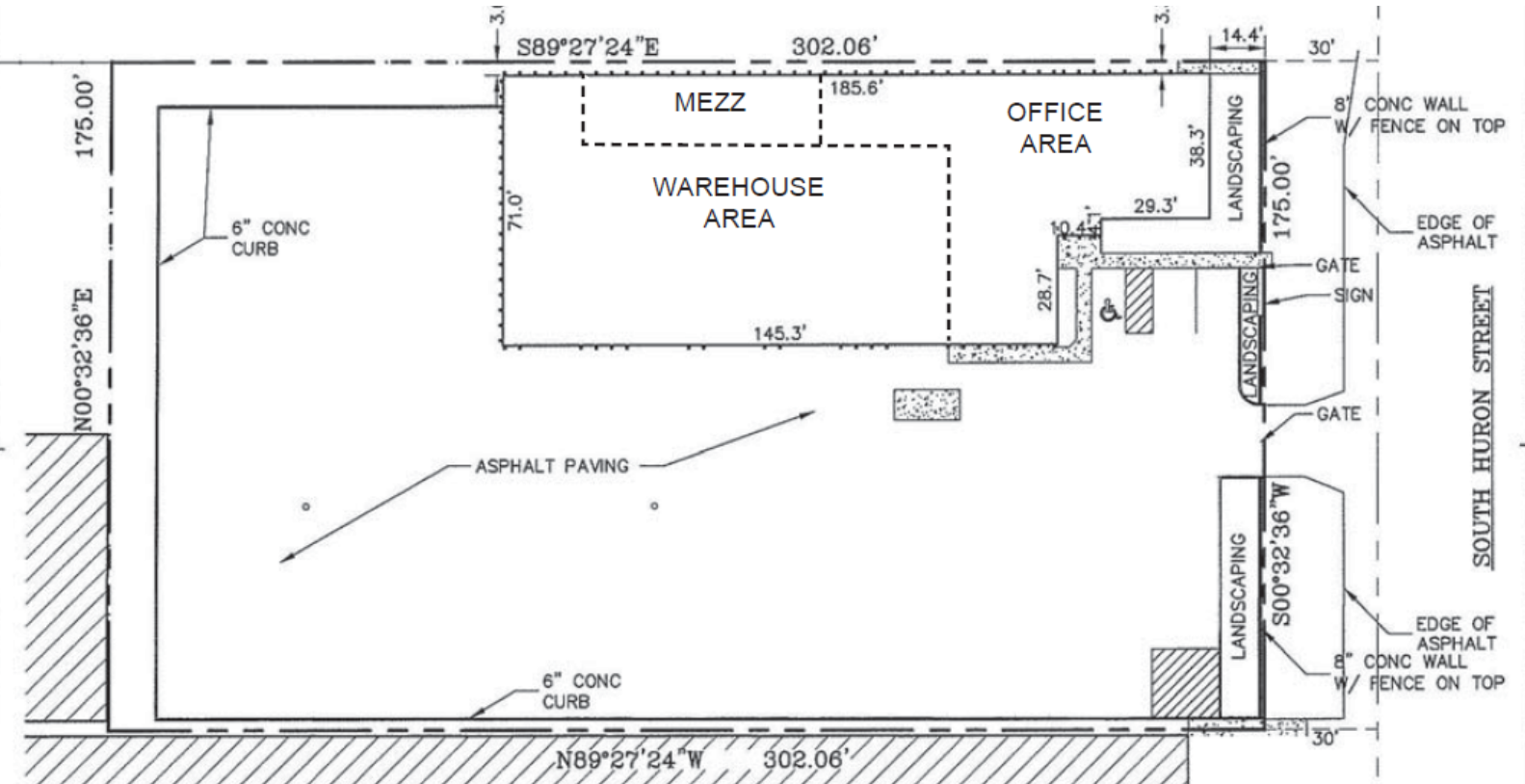
Well located, free standing building, right off Santa Fe & Evans. With 5 12'x14' drive in doors, trench floor drains with sand trap interceptor, 20' ceilings, 100% temperature controlled, and plumbed with air lines throughout. Ideal for another vehicle and truck maintenance use, fleet servicing companies, granite and marble fabrication and showroom, general office warehouse, contractors, and many more

## PROPERTY HIGHLIGHTS

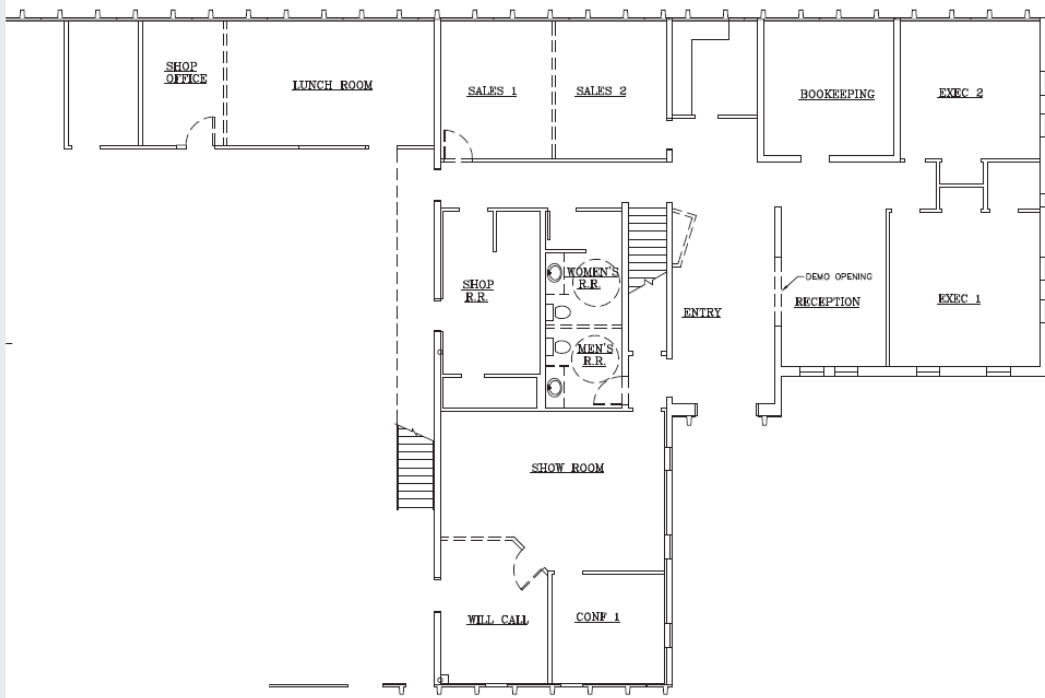
- Excellent South Central Location right off Evans & Santa Fe
- Ideal for Truck/Vehicle maintenance
- Five oversized 12x14 drive in doors
- Exhaust system in warehouse
- Trench drain in warehouse with interceptor system
- Large, Fenced, Paved Yard (.94 AC)
- Upgraded office finish







## Main Level Office Floor Plan





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