



BENCHMARK
COMMERCIAL
REAL ESTATE
Tenant & Buyer Solutions



exis

global tenant representation

5,560 SF
Industrial
Space



For Lease
\$14/SF NNN

Jason Bollhoefner
Broker Associate / Partner
Jason@CREBenchmark.com

303-395-0116

2340 W 2nd Ave
Denver, CO 80223

Property Features



Unit Size*

5,560 SF



Rate

\$14/SF NNN



Zoning:

I-A , UO-2



Clear Height:

12 Feet



Power:

700a / 220V



Year Built:

1959



Parking

1.16/1000SF



Loading:

1 Half Dock Door



Located just east of Federal Avenue and west of I-25 along 2nd Avenue, this building is centrally located w/ immediate access to I-25 and 6th Avenue.

Ownership is open to a variety of uses including, cannabis, food processing, kitchen, lab, and fitness along with traditional and industrial uses. . This energy efficient facility was recently renovated with approximately 1,000 square feet of newly constructed office, lighting and insulation improvements, a rooftop solar array to offset occupant utility costs.

The property would work well for a manufacturing, assembly or distribution use.

2340 W 2nd Ave Denver, CO 80223



6th Ave. Freeway

Movement Baker

Over Bouldering Club Central

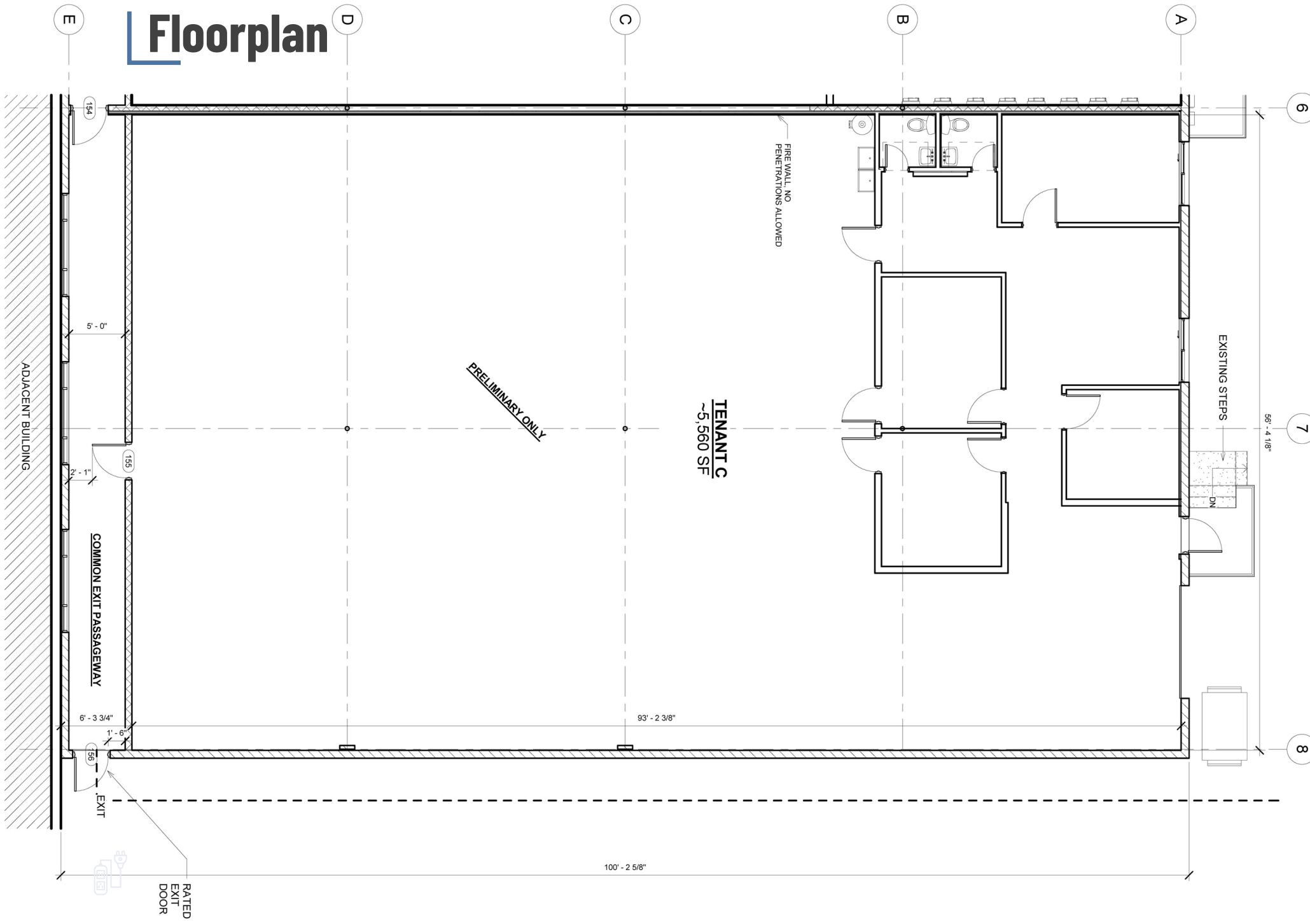
South Platte River

2340 W 2nd Ave

25

2340 W 2nd Ave Denver, CO 80223

Floorplan



2340 W 2nd Ave Denver, CO 80223

Property Photos



Jason Bollhoefner
Broker Associate

Jason@CREBenchmark.com

303.395.0116



BENCHMARK
COMMERCIAL
REAL ESTATE
Tenant & Buyer Solutions



global tenant representation

Benchmark Commercial, LLC. 1435 Wazee St, #104 Denver, CO 80202