

For Sublease

2494 W. 2nd Ave.
Denver, CO 80223



PROPERTY DESCRIPTION

Located in Denver's central industrial corridor, **2494 W. 2nd Ave** offers 10,000 SF of functional warehouse space with \pm 2,000 SF of office and a bonus mezzanine area. The building features 16-foot clear height, two dock-high and two drive-in doors, a small fenced yard, and ten dedicated parking spaces. Zoned I-A, this versatile property is just minutes from I-25, Hwy 85 (Santa Fe Drive), and 6th Avenue, with easy access to both I-70 and downtown Denver. Approximately 27 miles from Denver International Airport, the location is ideal for light manufacturing, third-party logistics, showroom/warehouse, or contractor operations seeking convenient regional distribution capabilities.

BUILDING SUMMARY

| | |
|------------------------------|--|
| REDUCED SUBLEASE RATE | \$11.00/SF NNN \$9.50/SF NNN |
| SUBLEASE AVAILABILITY | 11/01/2025 |
| SUBLEASE EXPIRATION | 04/29/2029 |
| SUBLEASE SPACE | 10,000 SF with roughly 2,000 SF Office; Bonus SF: Mezzanine Area - +/- 800 SF |
| OPERATING EXPENSES | \$4.87/SF |
| LOADING | 2 Drive-in doors; 2 Dock High |
| POWER | To Be Verified |
| CLEAR HEIGHT | 16-Feet |
| PARKING | 10 Stalls |
| SPRINKLERED | No |
| ZONING | Industrial (I-A) |
| YOC | 1963 |



JUSTIN RAYBURN

jrayburn@fountainheadcommercial.com

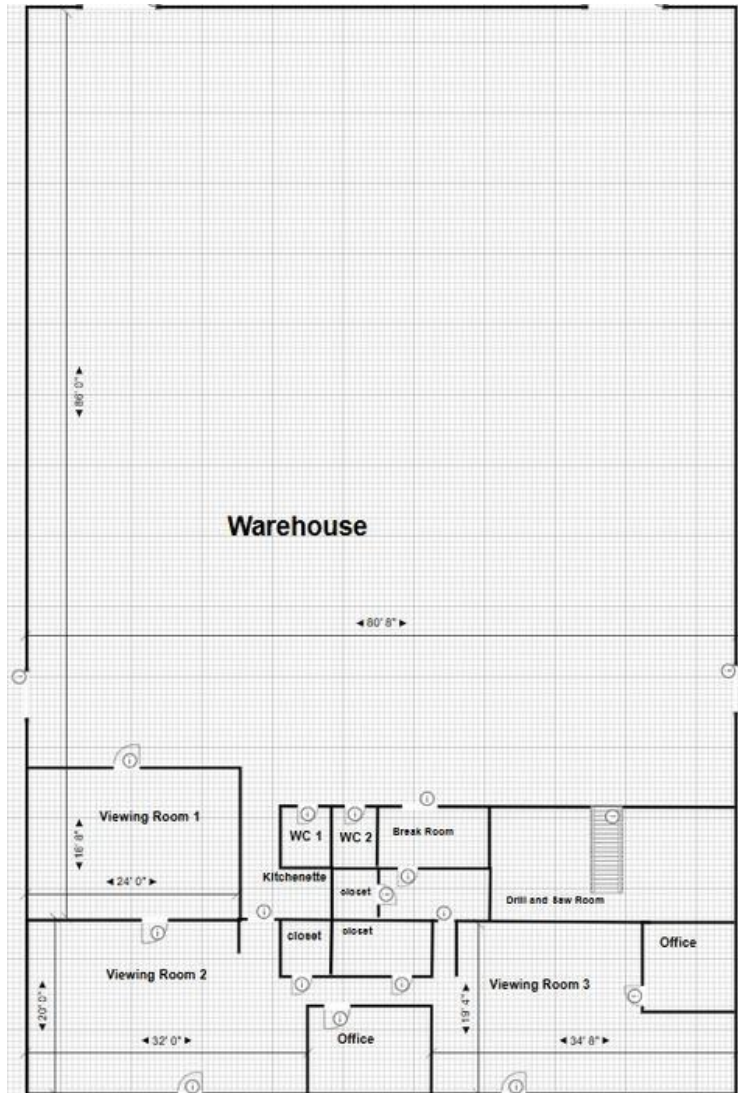
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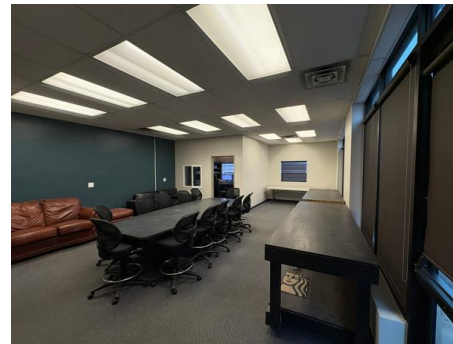
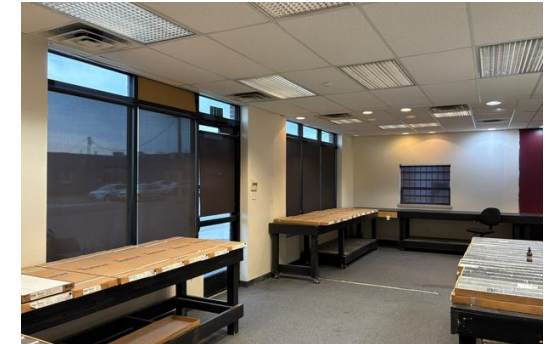
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FLOOR PLAN



PROPERTY PHOTOS



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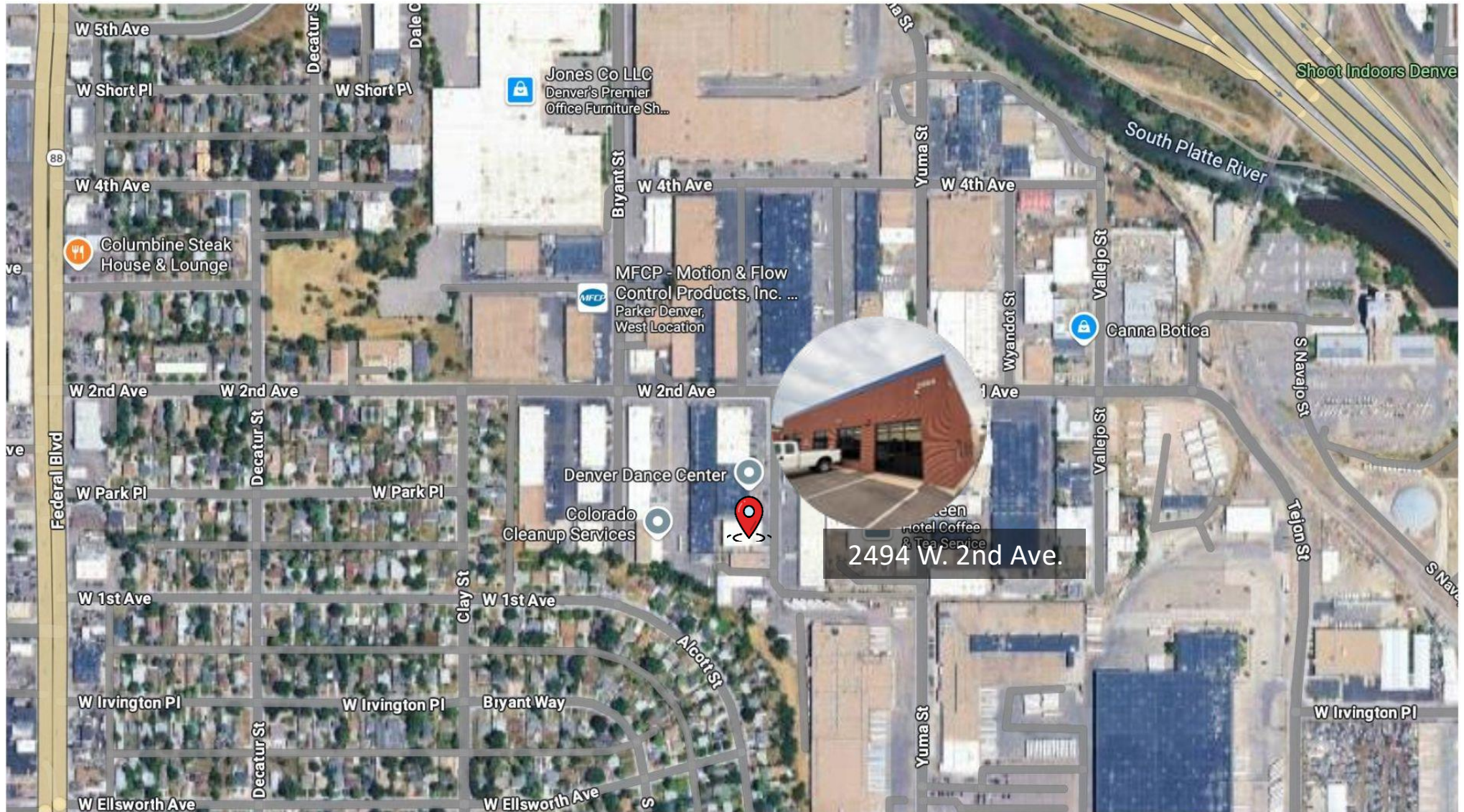
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LOCATION AERIAL



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