



# For Sublease

951 Vallejo Street  
Denver, CO 80204

## ±6,050 sf single-tenant industrial building

- ±6,050 sf free standing building on ±0.3 acres
- Year built: 1963
- Two (2) 9' x 11' drive -in loading doors
- Clear height: 12'
- Zoning: 1-2
- Rate: Contact Broker
- Est. opex: \$2.95/sf
- Term through: December 31, 2022
- 30 surface parking spaces (5/1,000 sf ratio)

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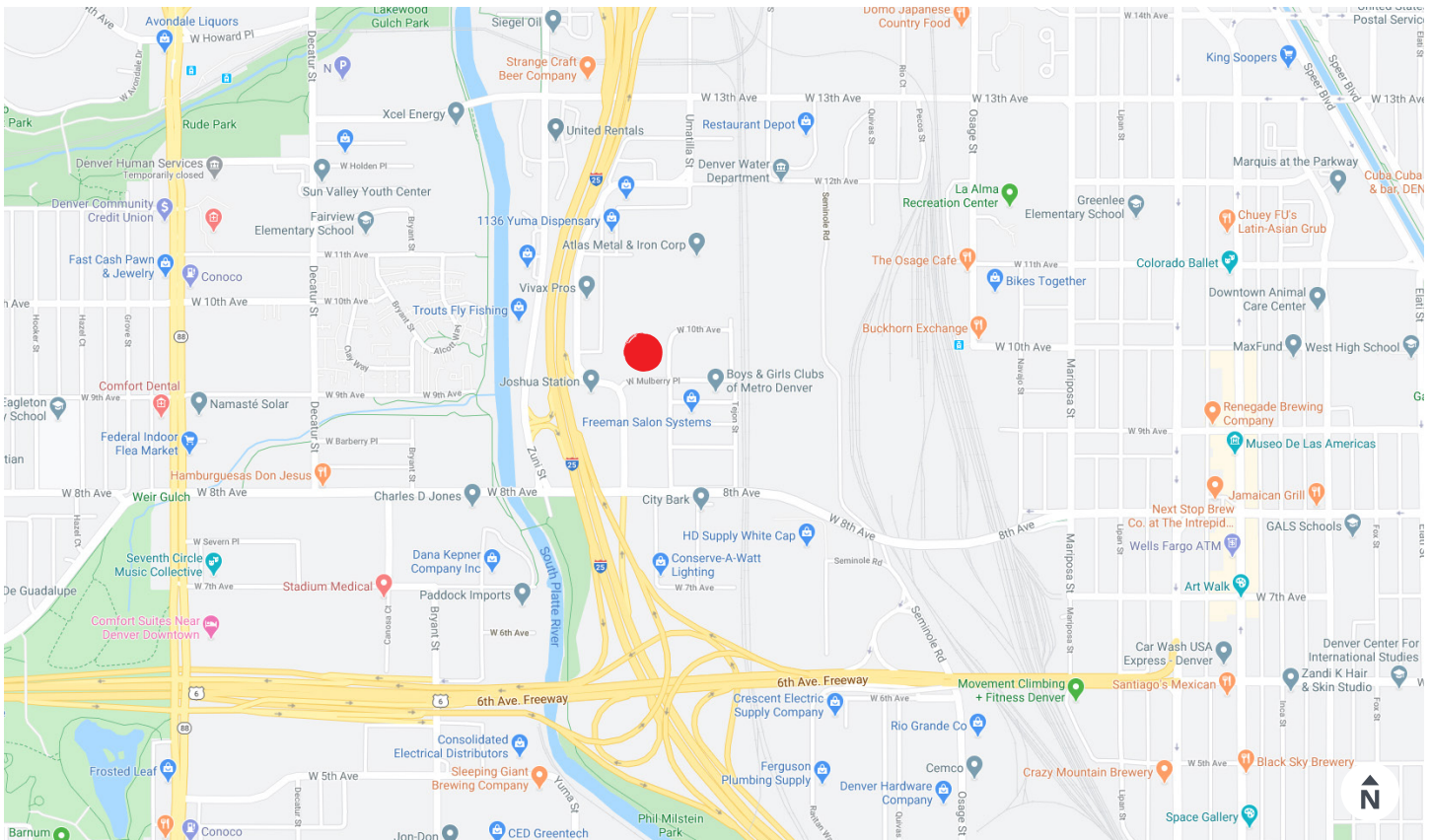
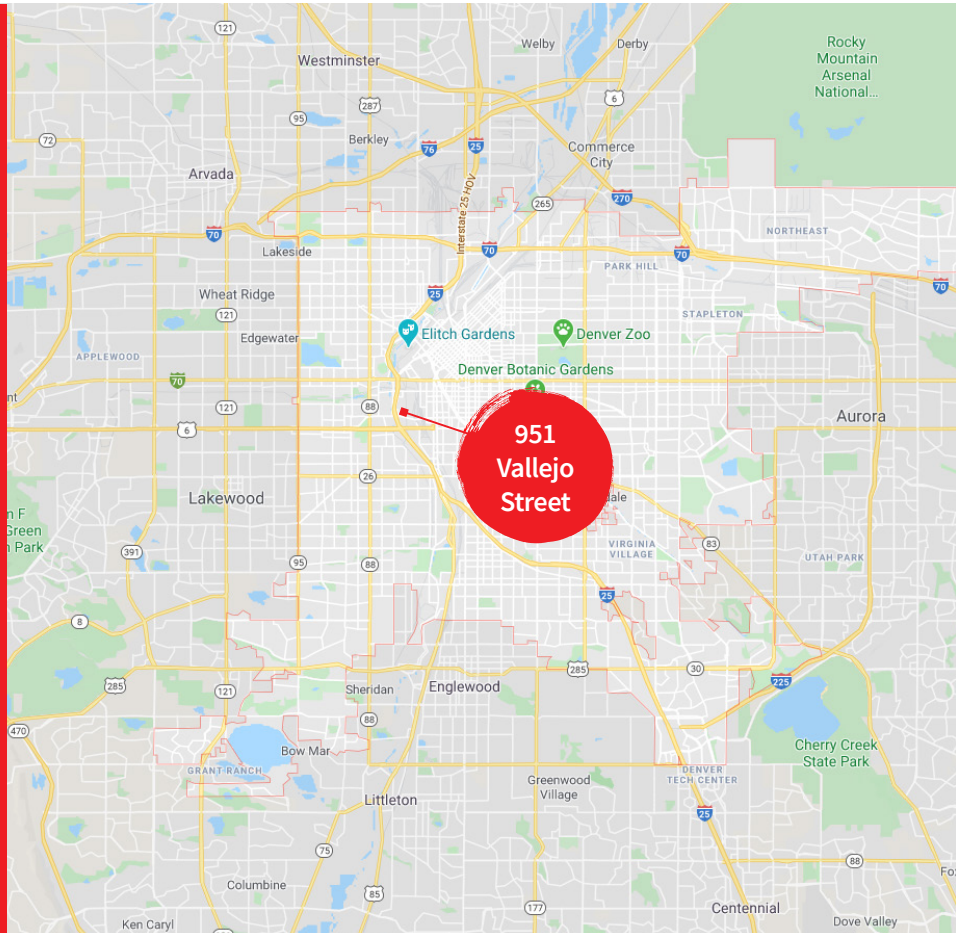


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## Map

- 2 minutes to I-25 Freeway
- 10 minutes or less to:
  - Empower Field at Mile High
  - Larimer Square shopping, dining & entertainment
  - Art District on Santa Fe
  - Denver CBD
  - Coors Field
- 15 minutes Denver Tech Center
- 30 minutes to Denver International Airport

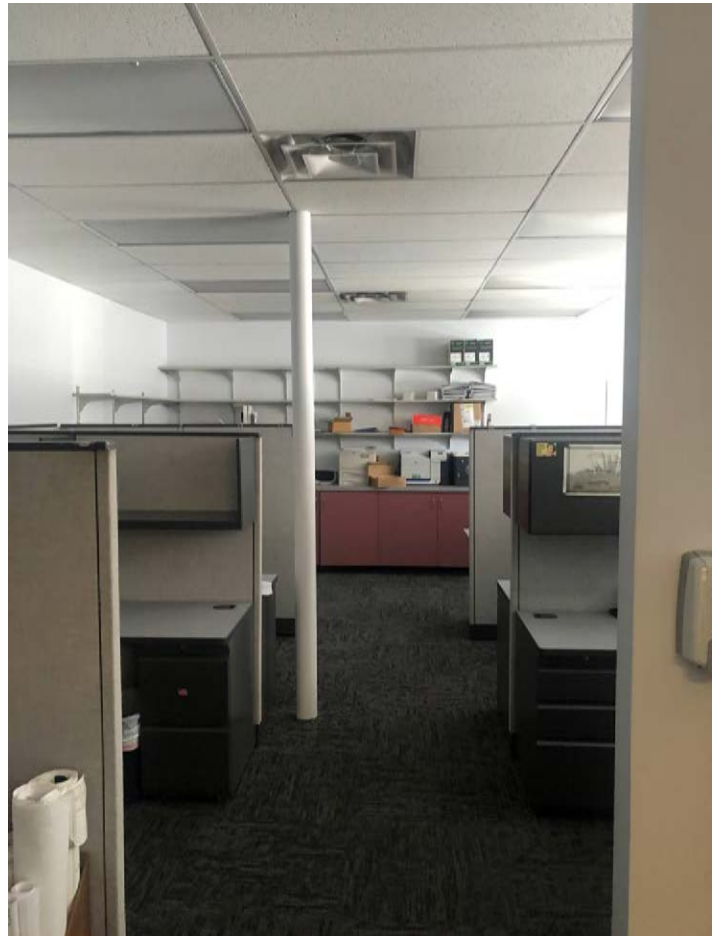


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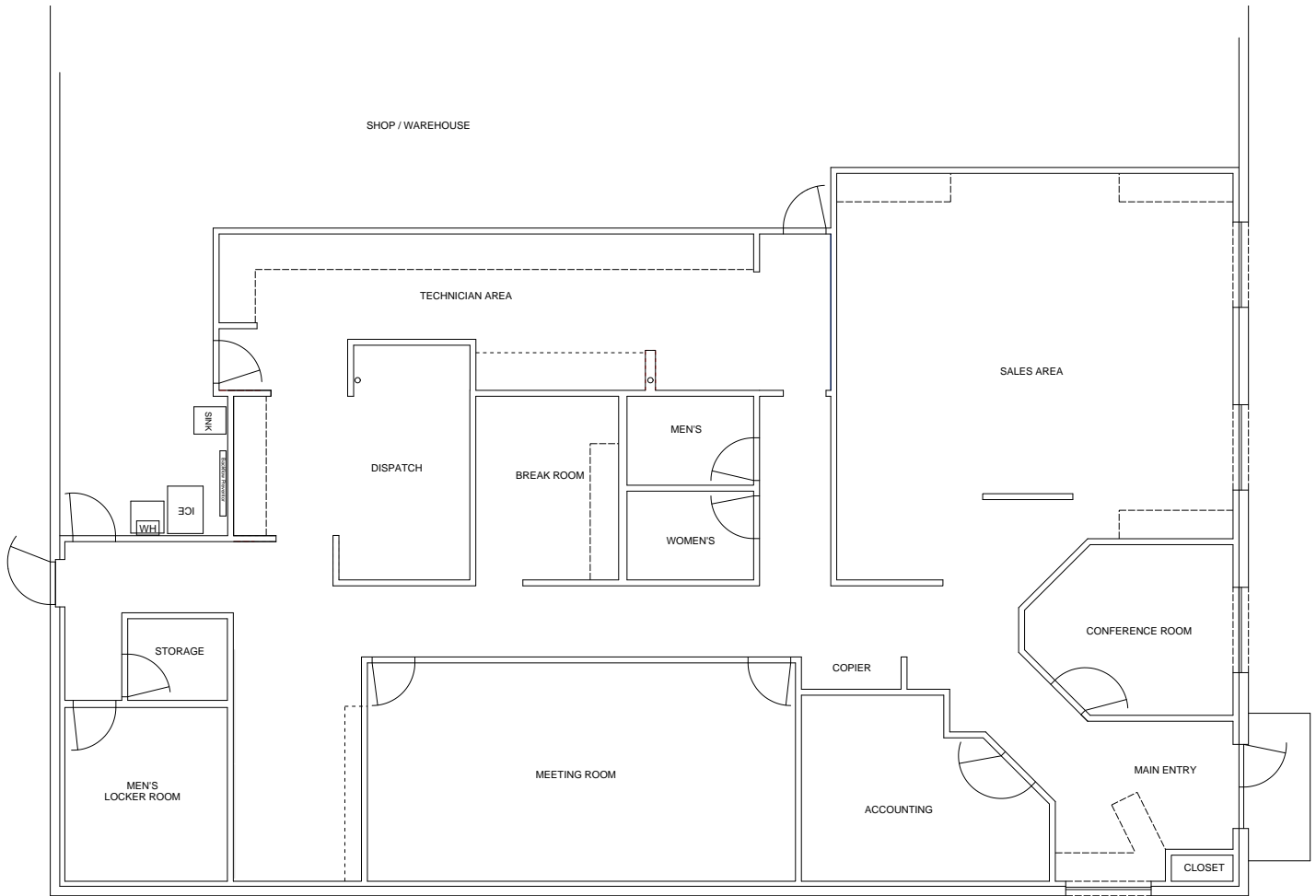
Property photos



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Floor plan



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