

INVESTMENT OPPORTUNITY

FOR SALE

CENTRAL DENVER
INDUSTRIAL CONDO

•
100% LEASED
THROUGH 2025

•
BUILDING AND
MONUMENT SIGNAGE

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DENVER ENTERPRISE ZONE -
IMMEDIATE ACCESS TO I-25
VIA 6TH AVE. & CLOSE TO
RTD STOP ON 2ND AVE.

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For Information, Contact:

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**NORTHSTAR
COMMERCIAL
PARTNERS**

BRYANT STREET CENTER

2550 W. 2ND AVENUE
DENVER, CO



▶ ±34,889 SF Total on ±1.58 Acres

▶ ±12,922 SF Available For Sale

▶ Outside Storage: Fenced Yard (±1,600 SF)

▶ Dock High Loading (Drive-in Possible)

▶ 14' Clear Height, Column Free Warehouse

Extensive Building Improvements (2009)

▶ New Roof, Paint, Asphalt, Office Space, Build-Out with 9' Ceilings, Building Systems and More!

▶ New Electrical Service to Building, 3 Phase 220 V

▶ Completely Renovated!



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