

Industrial Space for Lease in Denver

851 HWY 224 | DENVER CO 80229
SUITE #A4

Size: 1,850 SF

Rate: \$4,000 per month gross

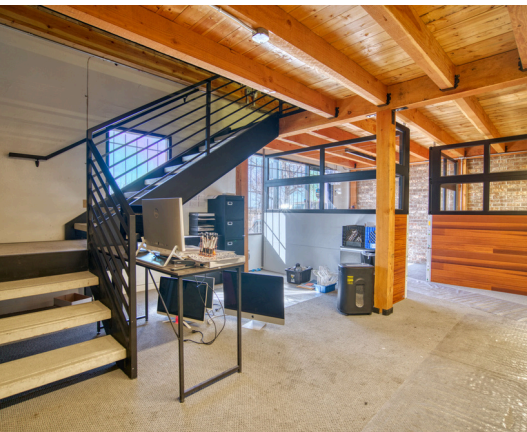
Available: April 1, 2025

HALF & HALF...

...or business in the front and warehouse in the back! This industrial suite offers the perfect blend of curb appeal and operational muscle. The front half greets you with a sleek office space adorned with modern wood and metal accents, setting a professional and inviting tone. The back half? It's all about business, featuring a straight-forward and spacious warehouse equipped with a 12-foot drive-in overhead door—ideal for all your storage and logistical needs. It's the ultimate setup for businesses that want to look sharp and work smart.

PROPERTY HIGHLIGHTS

- Easy access to HWY I-25 and HWY 36
- 12' Drive-In Overhead Door
- 14' Clear Height + Hanging Heat
- Finished mezzanine with AC and second restroom
- Kitchenette, mop sink, tankless water heater



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for virtual tour



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1ST FLOOR



2ND FLOOR



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Close to Downtown Denver



I-25
HWY 76



HWY 36



HWY 270

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