

2,000± SF Freestanding Retail For Lease

6499 Federal Blvd., Denver, CO 80221

Tenant Improvement Allowance Possible



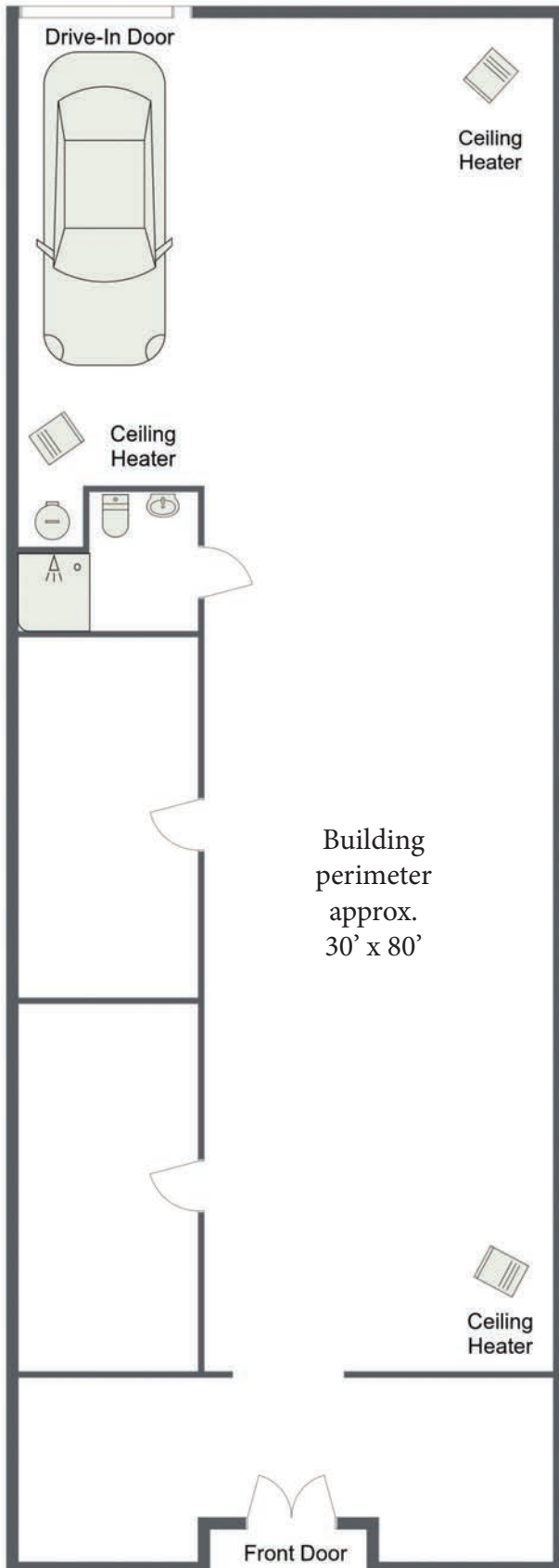
For Lease: \$4,000/mo. Modified Gross

PROPERTY OVERVIEW

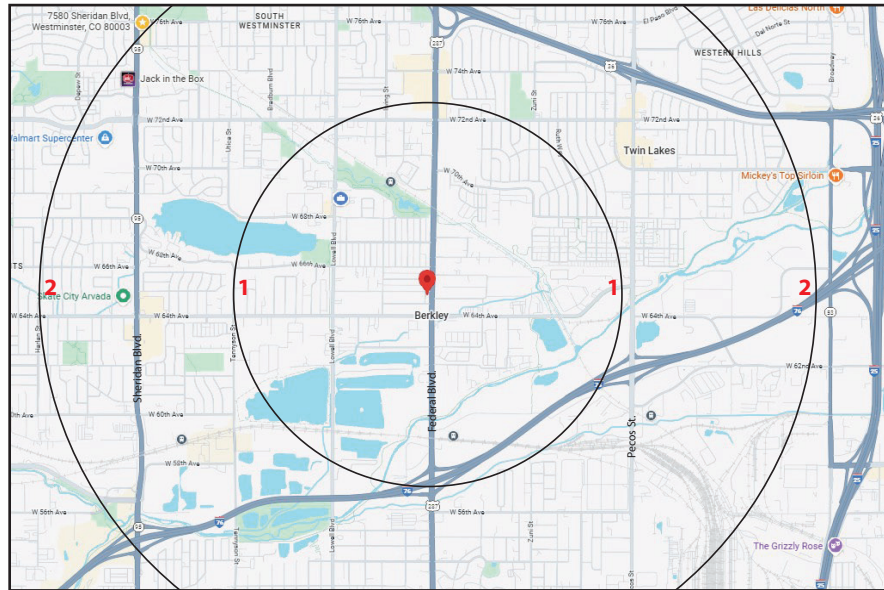
Building Size:	1,944± SF
Lot Size:	0.13± AC
YOC:	1977
Parking:	5 (Off-Street)
Zoning:	C-5 (Adams)
Loading:	One 8x8 Drive-In Door
Heat:	Three Hanging Gas Heaters and RTU
Ceiling:	10'

PROPERTY SUMMARY

Located at the SWC of W.65th Ave and Federal Blvd, this freestanding retail building offers great visibility from 30,000+/- vehicles per day and affords good access. The flexible floorplan could accommodate a wide range of uses to include general retail, general services, showroom or merchandising. There is a reception area, two offices, one bathroom with shower, and a large open floorplan with a rear access drive-in door. Tenant responsible for all utilities.



Floorplan provided as a visual reference only and may not be accurate.



Useful Links



Adams County C-5
Zoning Summary



Adams County
Land Use Table