



INDUSTRIAL SPACE FOR LEASE



DESIGNED FOR INDUSTRY, DEFINED BY COMMUNITY

Santa Fe Industrial Collective brings together modern, small-bay industrial spaces built for hardworking businesses. With units starting around 2,000 SF, flexible layouts, and easy access to Santa Fe Drive, it's the ideal hub for contractors, trades, fabricators, and service pros. New ownership, fresh upgrades, and a connected community make this the place where Colorado's industries thrive.

**NEW LOCAL OWNERSHIP
COMMITTED TO EXCEPTIONAL,
RESPONSIVE MANAGEMENT**

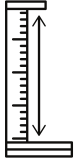


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PROPERTY HIGHLIGHTS

- Desirable, highly functional **small bay** industrial park, units from **~2,000 SF and up**
- Simple **load in/out** logistics
- Exterior **yard storage** available
- Abundant **on-site parking**
- Planned exterior improvements include: **new signage & wayfinding, exterior paint, landscaping, parking lot upgrades**

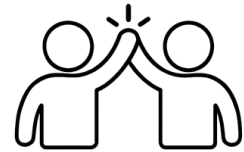
- Ideal for contractors, trades, service and repair businesses, including specialty fabrication, automotive, and light warehousing or manufacturing users.
- Easy access to Santa Fe Drive, downtown Denver & DTC. Allows you to serve the entire Denver Metro area while minimizing drive time, keeping connected to both your workforce and customer base.



16'-20'
CLEAR HEIGHTS



**GRADE-LEVEL LOADING AND
VARIOUS DOCK DOORS**



**NEW, LOCAL
OWNERSHIP**

BROKER BONUS

MORE DEALS. MORE REWARD.

Close **2 deals** → Earn an extra **\$5,000**

Close **3 deals** → Earn an extra **\$10,000**
through 12/31/26

Bonuses are:

- Paid cumulatively based on total transactions
- Paid in addition to standard commission

*Applies to new lease transactions, minimum term & credit requirements may apply

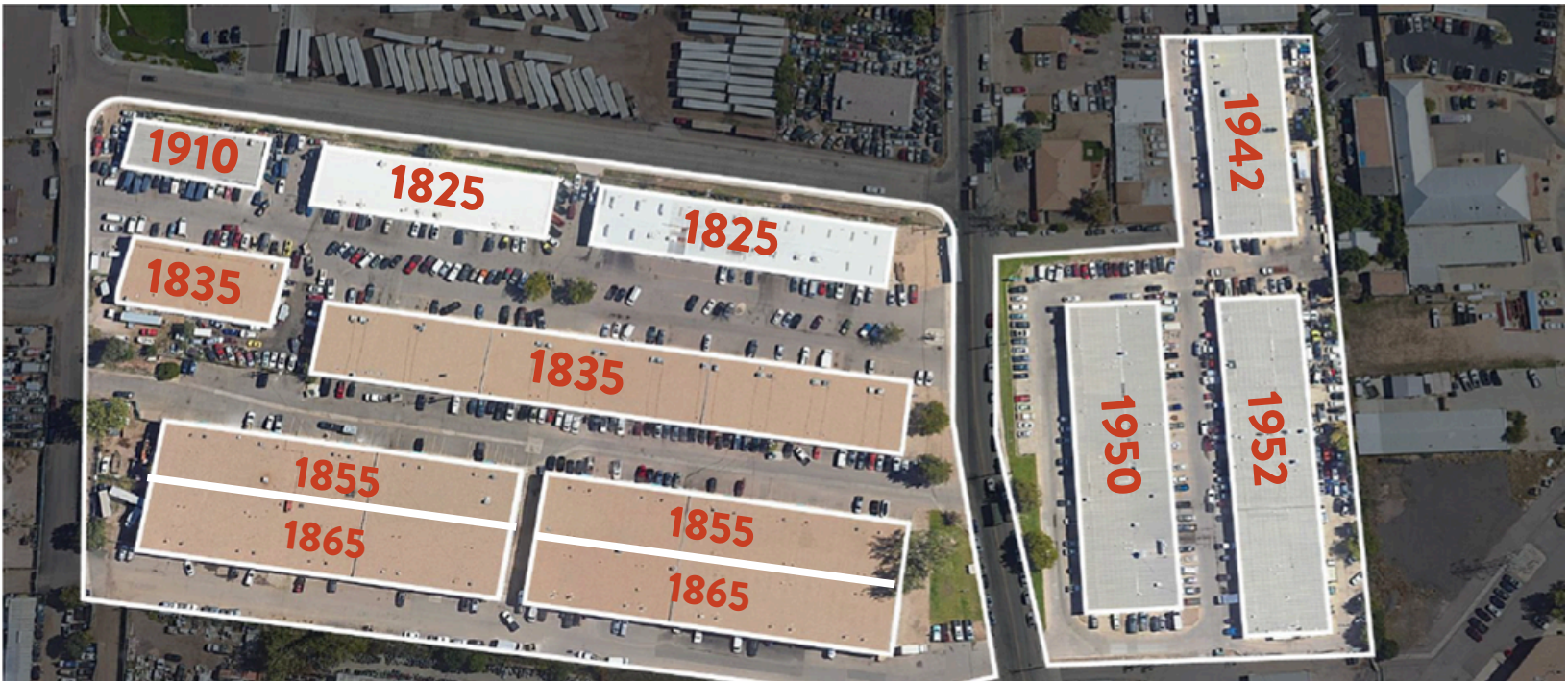


RENOVATIONS COMING SOON!

Built for the people who keep Colorado moving, **Santa Fe Industrial Collective** delivers modern, flexible spaces with unmatched convenience and community.

Backed by **local ownership and new improvements**, it's where hard work and opportunity come together.

SITE PLAN & AVAILABILITY



1835 W Union

Unit	SF	\$/SF, NNN	Notes
01	2,360	\$12.00	Spec. Unit
02	2,050	\$12.00	Spec. Unit
08	2,010	\$12.50	Automotive-friendly
09	2,050	\$11.50	Avail. 5/1
14A	4,040	\$12.00	Automotive-friendly
14B	2,050	\$12.50	Automotive-friendly
17	2,450	\$12.50	Automotive-friendly

1865 W Union

Unit	SF	\$/SF, NNN	Notes
A	2,270	\$12.00	Dock-High Loading Door
G	2,270	\$11.50	Avail. 5/1

1952 W Union

Unit	SF	\$/SF, NNN	Notes
03	3,730	\$13.00	Automotive-friendly
05	1,210	\$15.00	Automotive-friendly Avail. 5/1

1855 W Union

Unit	SF	\$/SF, NNN	Notes
T	2,250	\$11.50	
G	2,280	\$11.50	

1950 W Union

Unit	SF	\$/SF, NNN	Notes
14	1,936	\$14.00	Automotive-friendly

SELECT SPEC UNITS AVAILABLE!



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The information contained herein has been obtained by sources believed to be reliable but has not been verified. No warranty, guarantee, or representation, whether express or implied, is made with respect to such information. All square footage references are approximate. Terms of lease are subject to change or withdrawal without notice. Lessee is encouraged to verify all information and absorbs all risk due to inaccuracies.