



# 8TH AVENUE INDUSTRIAL CENTER

2500 West 8th Avenue  
Denver, CO 80204

**FLEX SPACE | 7,808 SF FOR LEASE**

## Desirable location

on 8th Avenue, minutes  
from Downtown Denver

**Strong national and  
regional** tenancy within center

## Excellent visibility

from 8th Avenue and I-25

## PROPERTY HIGHLIGHTS

**\$11.75/SF/YR  
NNN**



**RENOVATED  
2019**



**DOORS  
DRIVE-IN**



**ZONING  
I-A**



### TRAFFIC COUNTS

I-25 @ WEST 8TH AVENUE  
(NORTH BOUND)

**241,849** (2022, MPSI)



**MATRIX  
GROUP, INC.**

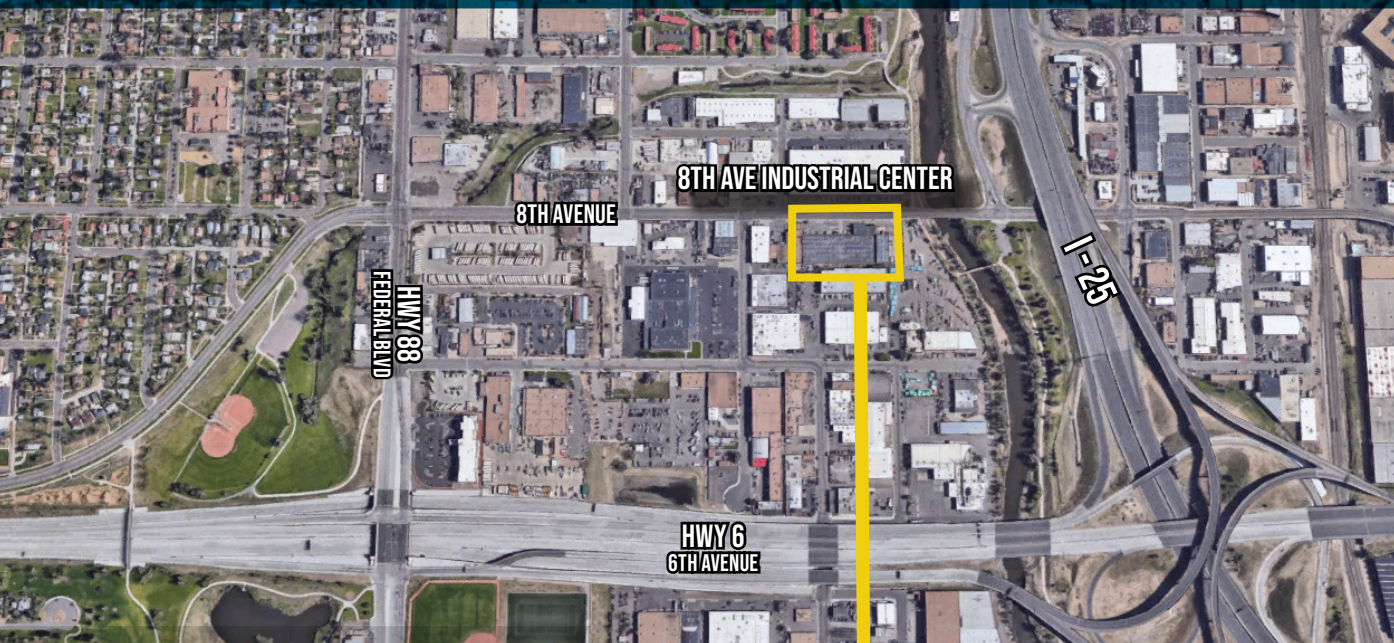
1805 S. Bellaire St., #400  
Denver, CO 80222  
303-333-7500  
[www.matrixgroupinc.com](http://www.matrixgroupinc.com)

**LAUREN QUIRAM**  
**DIRECTOR OF LEASING**  
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**303-300-5271**

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## AVAILABLE UNIT

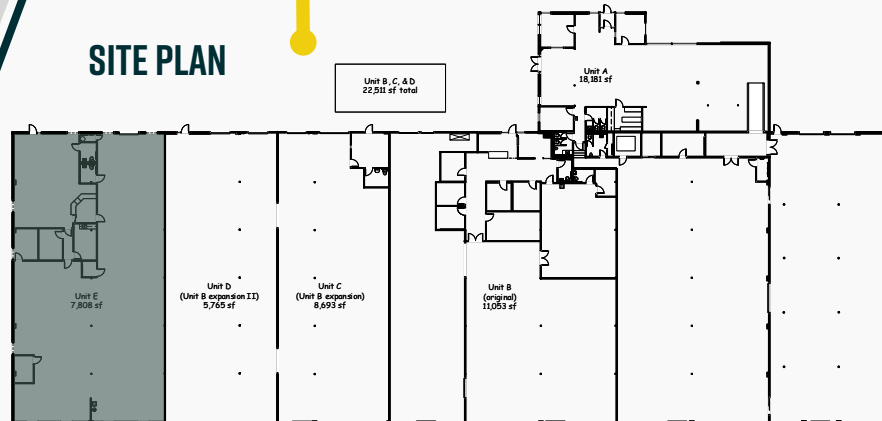
**7,808 SF - Available**

**E**

Two private offices, two restrooms, a kitchenette, one dock-high overhead door, reception/showroom, and large warehouse.

**\$11.75/SF/YR  
NNN**

## SITE PLAN



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