

8TH AVENUE INDUSTRIAL CENTER

2500 West 8th Avenue **Denver, CO 80204**

Desirable location

on 8th Avenue, minutes from Downtown Denver

Strong national and

regional tenancy within center

Excellent visibility from 8th Avenue and I-25



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PROPERTY HIGHLIGHTS

DOORS **DRIVE-IN**



ZONING I-A



TRAFFIC COUNTS I-25 @ WEST 8TH AVENUE (NORTH BOUND) 241,849 (2022, MPSI)

LAUREN QUIRAM **DIRECTOR OF LEASING** lguiram@matrixgroupinc.com 303-300-5271



1805 S. Bellaire St., #400 Denver, CO 80222 303-333-7500 GROUP, INC. www.matrixgroupinc.com

FLEX SPACE | FULLY LEASED

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.

8TH AVENUE INDUSTRIAL CENTER

8TH AVENUE

8TH AVE INDUSTRIAL CENTER

HWY6 GTH/AVENUE

SITE PLAN

Unit E

Unit D (Unit B expansion II) 5.765 sf Unit B , C , & D 22,511 sf total

Unit C (Unit B expansion, 8,693 sf





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Unit B (original) 11,053 sf