



# 8TH AVENUE INDUSTRIAL CENTER

2500 West 8th Avenue  
Denver, CO 80204

**FLEX SPACE | FULLY LEASED**

## 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



**RENOVATED  
2019**



**DOORS  
DRIVE-IN**



**ZONING  
I-A**



### TRAFFIC COUNTS

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

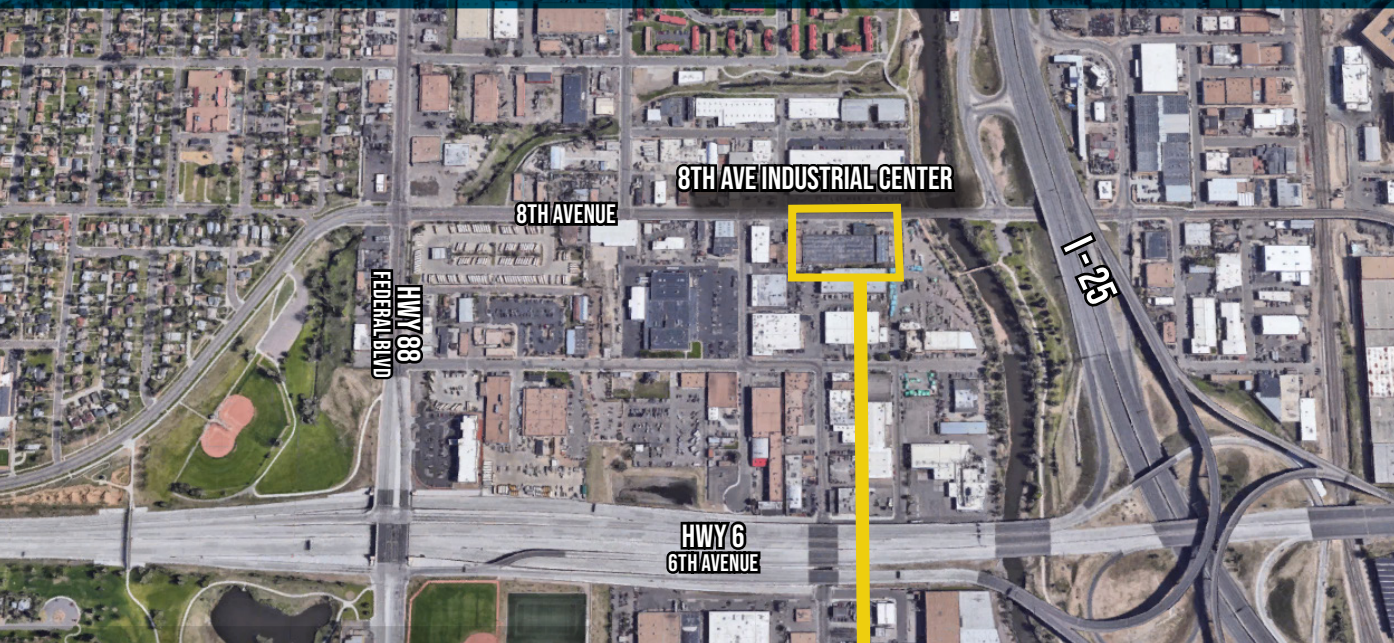


**MATRIX  
GROUP, INC.**

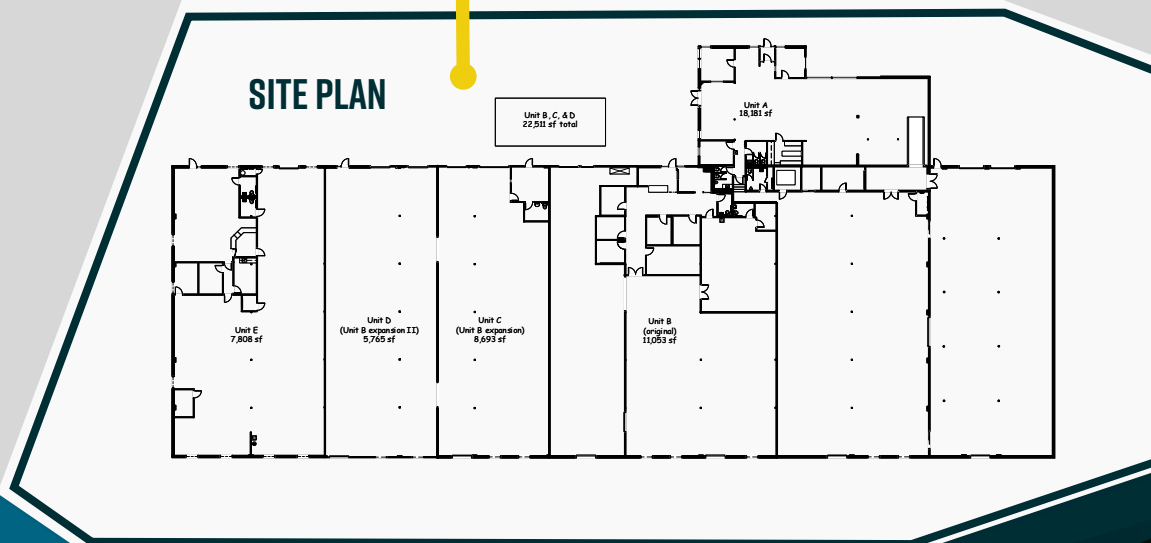
1805 S. Bellaire St., #400  
Denver, CO 80222  
303-333-7500  
[www.matrixgroupinc.com](http://www.matrixgroupinc.com)

**LAUREN QUIRAM**  
**DIRECTOR OF LEASING**  
[lquiram@matrixgroupinc.com](mailto:lquiram@matrixgroupinc.com)  
**303-300-5271**

# 8TH AVENUE INDUSTRIAL CENTER



**100 % LEASED**



**LAUREN QUIRAM**  
**DIRECTOR OF LEASING**  
[lquiram@matrixgroupinc.com](mailto:lquiram@matrixgroupinc.com)  
**303-300-5271**

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

