



# 2000 S DAHLIA ST

Denver, CO 80222

**COMMERCIAL KITCHEN/WAREHOUSE | ~6,000-12,000 SF**

**ASKING RATE:**  
**\$17.50-\$20/SF**  
**/YR NNN**

## PROPERTY HIGHLIGHTS



**BUILDING SIZE**  
**19,941 SF**



**DOORS**  
**~14' x 12' DRIVE-IN**



**ZONING**  
**I-MX-3**



**CLEAR HEIGHTS**  
**~15'**



**TRAFFIC COUNTS**  
S DAHLIA ST @  
E EVANS AVE  
**50,584 VPD**  
(2022, MPSI)

**Desirable location**  
near Colorado Blvd, dining,  
shopping & more!

**Local ownership**  
& property management  
less than 1 mi away

**Convenient access**  
to I-25 & Evans Ave

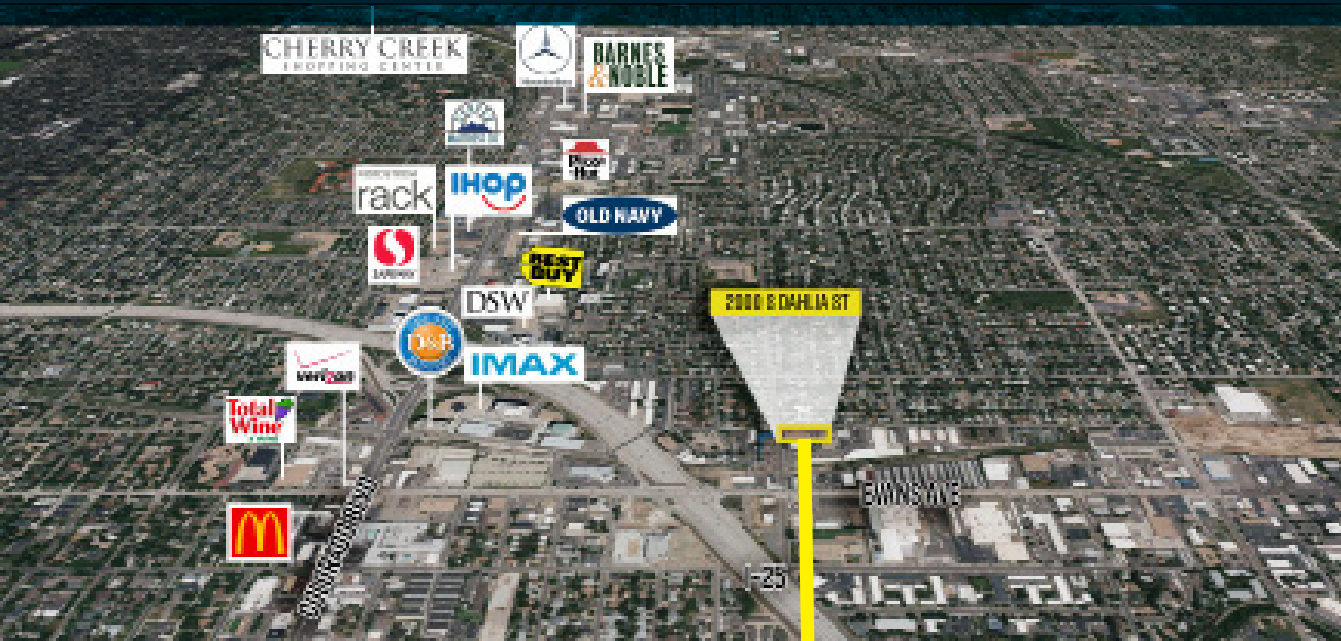


1805 S. Bellaire St., #400  
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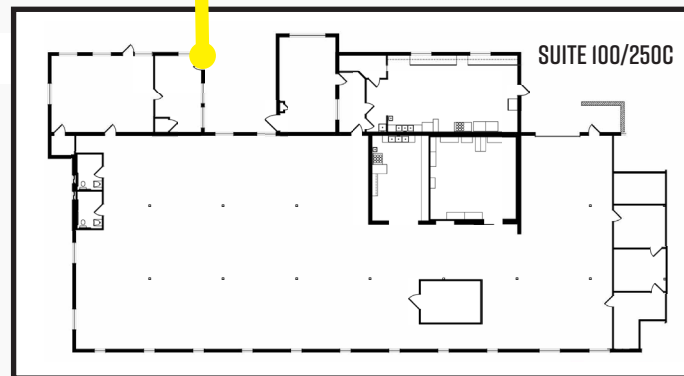
**LAUREN QUIRAM**  
**DIRECTOR OF LEASING**  
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**303-300-5271**

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.

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**\$17.50-\$20/SF**  
**/YR NNN**



## AVAILABLE SUITE

~6,000-  
12,000 SF

**Suite**  
**100/250C**

**Avail 1/1/24**

Commercial kitchen & warehouse w/ walk-in cooler & freezer, drive-in overhead door, restrooms, and more! Opportunity to demise into two units.

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