

FOR LEASE

5,300 SF INDUSTRIAL WAREHOUSE



MALMAN
REAL ESTATE



2010 S. Cherokee Street, Denver, CO 80223

Property Highlights

- » 100% warehouse but can easily convert some space to office
- » 5,300 SF spce + bonus 1,082 SF fenced and covered yard/outdoor storage
- » Property offers two unit heaters, one private bathroom, two drive-in doors, and two dock-high doors
- » Easy access to Santa Fe Drive and Broadway
- » Just blocks away from Evans RTD Light Rail Station
- » On-building signage possible

Property Details

Clear height	12'-13'
Loading	2 Drive-In, 2 Dock-High
Zoning	I-A
County	Denver
Sprinklers	None
Estimated NNNs	\$6.00/SF

Lease Rate: \$10.00/SF NNN

For more information:

JAKE MALMAN
720-471-1763
jake@malmancr.com

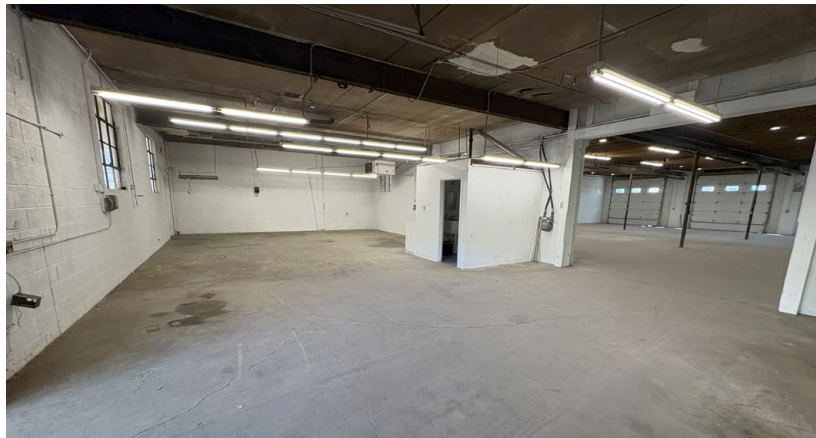
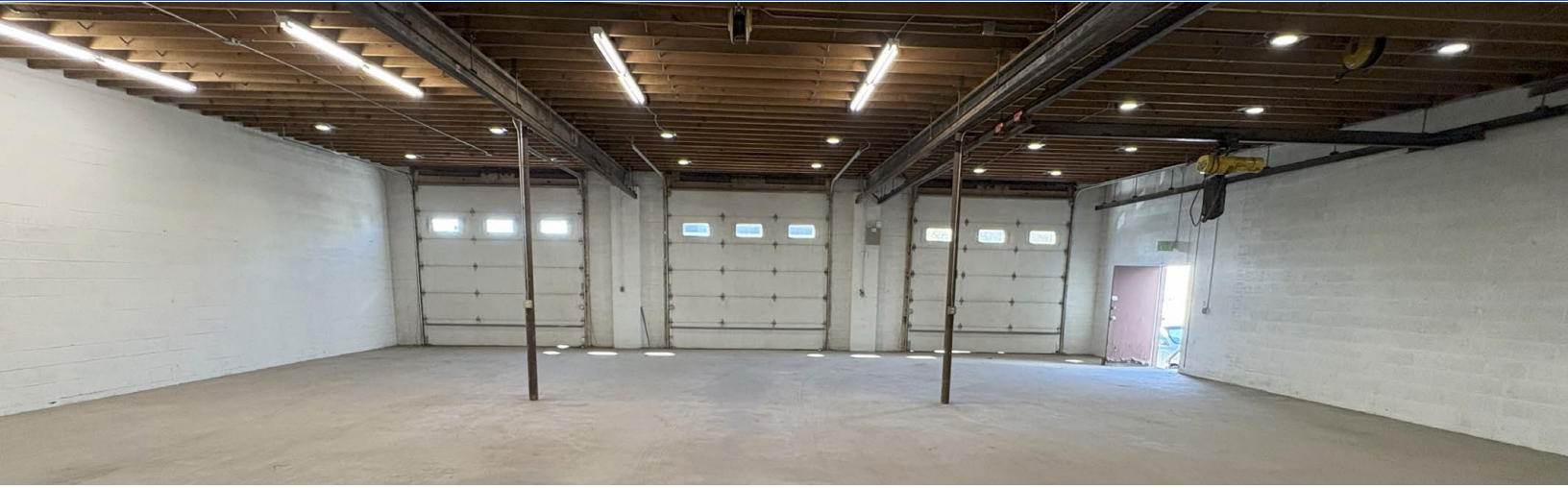
MICHAEL KRAUS
609-605-9024
michael@malmancr.com

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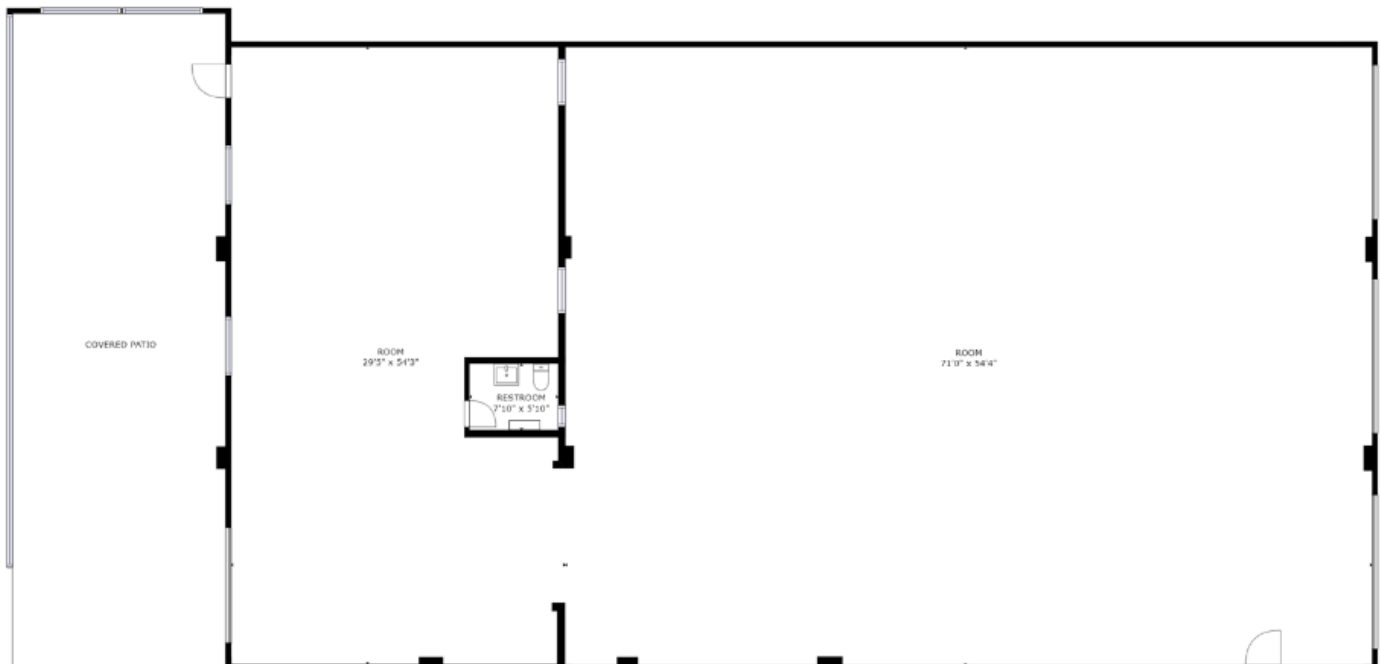
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Floor Plan



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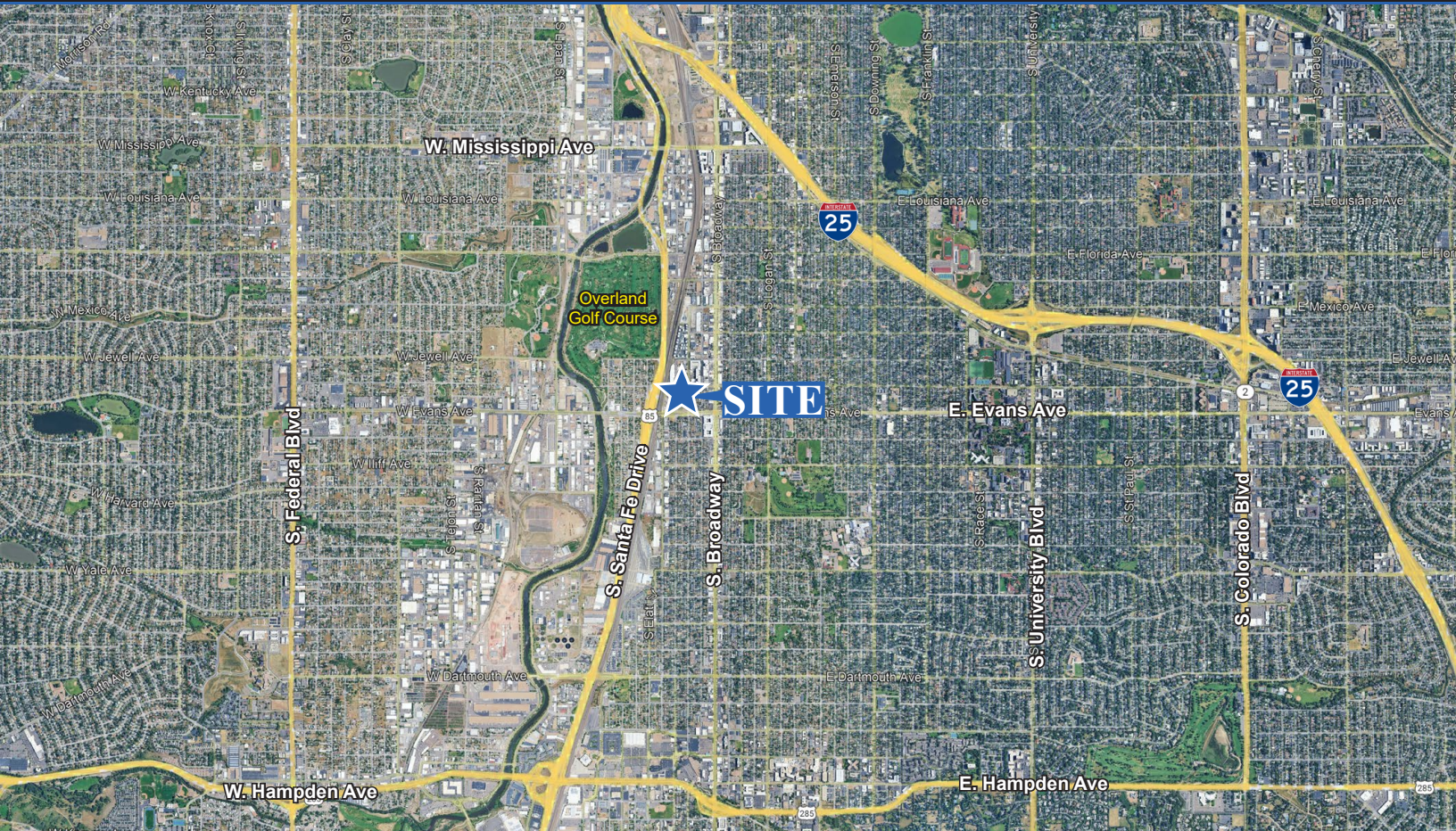
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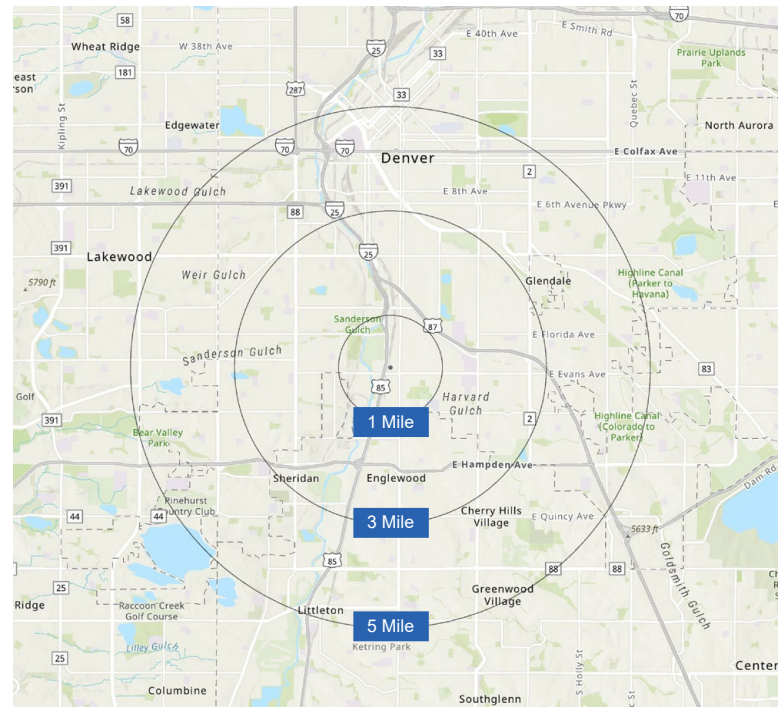


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Demographics

	1 Mile	3 Mile	5 Mile
Population	13,544	171,789	489,683
Households	6,108	74,970	227,170
Median Age	36.4	35.5	36.1
Median Household Income	\$123,761	\$95,114	\$92,578



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