

OFFICE/WAREHOUSE FOR LEASE

1154 S Lipan St., Denver, CO 80223



LEASE RATE
\$12.00/SF NNN



EST. NNN
\$5.50/SF



SPACE AVAIL.
3,150 SF



ZONING
I-1

SUMMARY

1154 S Lipan is a 3,150 SF space for lease that consists of ~2,250 SF of warehouse and ~900 SF of office. The building has 18 foot clear height ceilings in the warehouse and a 12 foot drive in door. 3-phase power and separately measured utilities.

HIGHLIGHTS

- Great access to I-25, Santa Fe, 285, and other major roads in the area
- Great clear height (18')
- Ready for move in October 2025
- Owners built the building and have kept it in fantastic shape

NORTHPEAK TEAM

DREW WILLIAMS

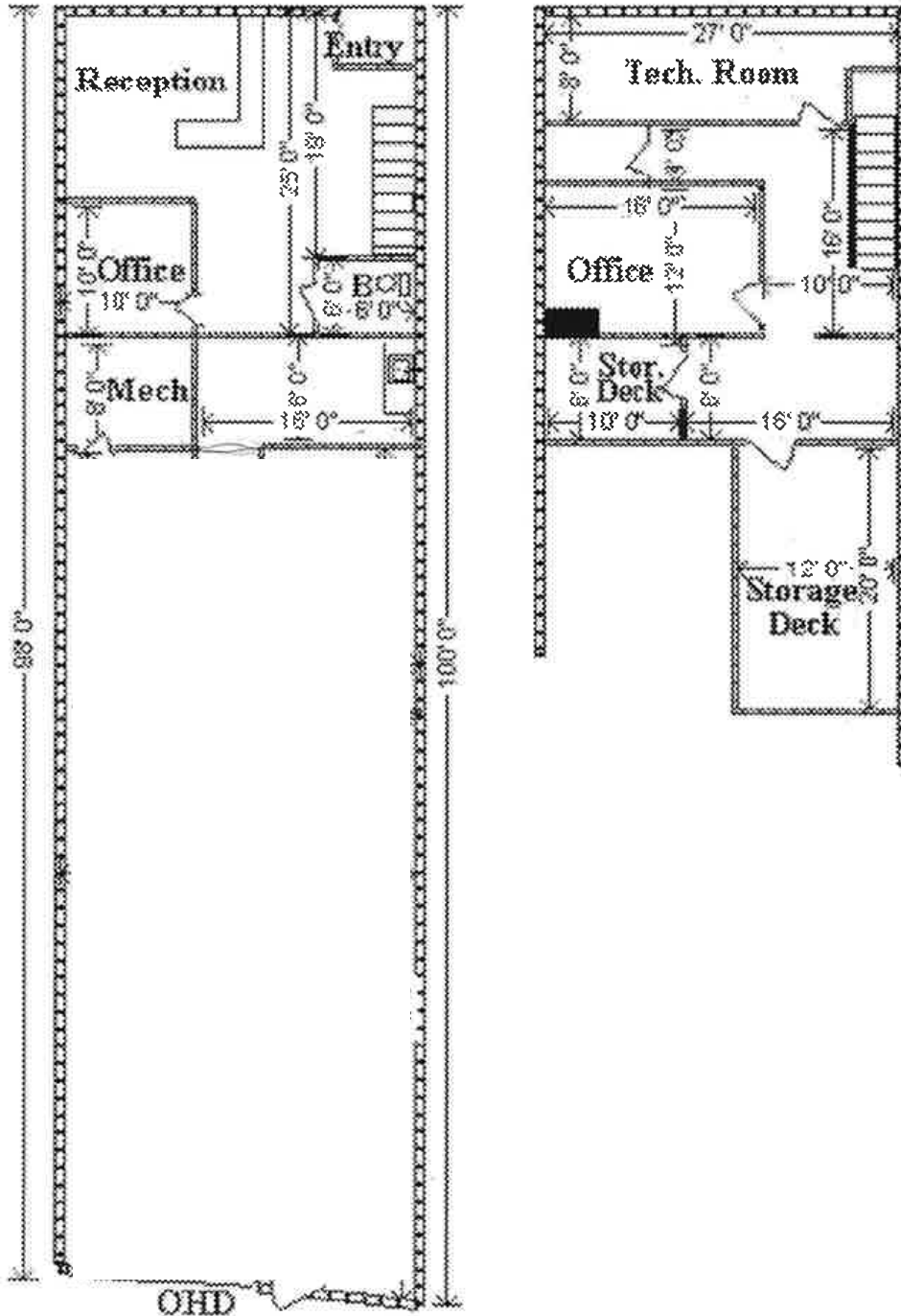
Advisor

303-917-5232

Drew@NorthPeakCRE.com

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DEMOGRAPHICS	1 MILE	3 MILES	TRAFFIC			
			COLLECTION STREET	CROSS STREET	TRAFFIC	DISTANCE
Population	14,585	187,015	W Mississippi Ave.	S Fox St. W	23,002	0.39 mi
Households	5,370	81,126	W Florida Ave.	S Lipan St.	11,831	0.42 mi
Median Age	34.90	35.60	W Florida Ave.	S Platte River Dr.	10,000	0.42 mi
Median HH Income	\$73,399	\$71,176	S Platte River Dr.	S Jason St.	9,400	0.38 mi

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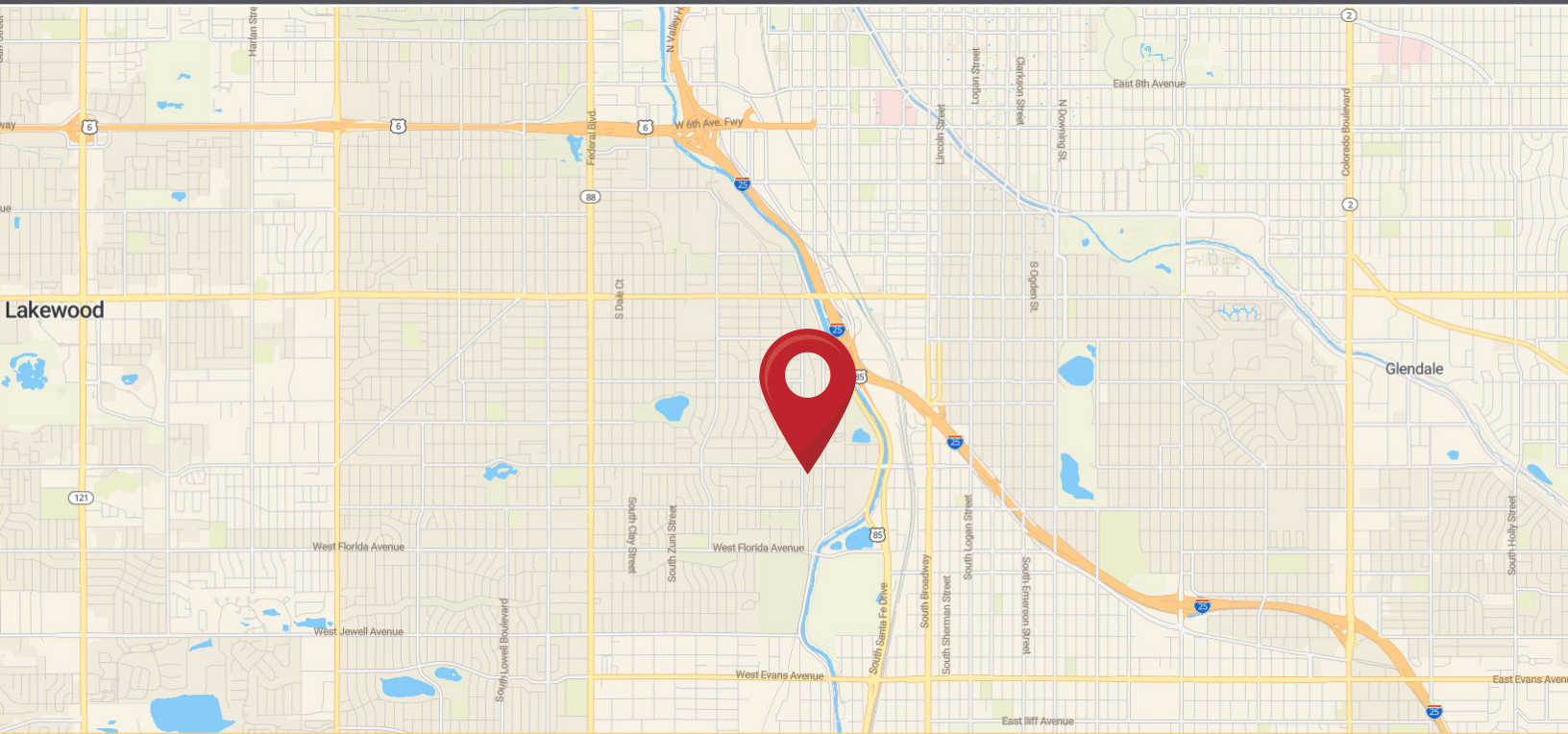
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