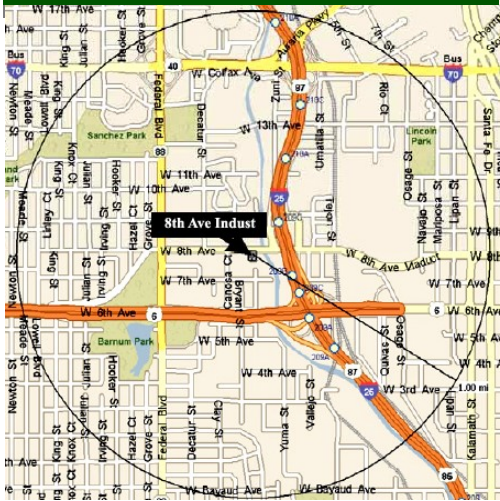


8th Avenue Industrial

2500 West 8th Avenue
Denver, CO 80204



PROPERTY FEATURES

- Class C Distribution Warehouse
- Front loading along the north elevation
- Six dock-high overhead doors and two drive-in ramped overhead doors along the north elevation
- Warehouse ceiling is 14'5" in original building & approx. 21' in bldg. addition; approx. 9' in offices
- Building serviced by wet sprinkler system
- Gas-fired air-conditioning in offices: space/radiant in warehouse areas

48,500 SF

100% LEASED



Office/Warehouse in the Central Denver Industrial submarket



MATRIX
GROUP, INC.

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REAL ESTATE

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