

NOME STREET INDUSTRIAL PARK

CENTRAL I-70 SUBMARKET
SHORT TERM LEASE OPTIONS AVAILABLE

3950 Nome Street
Denver, CO 80239



FOR LEASE

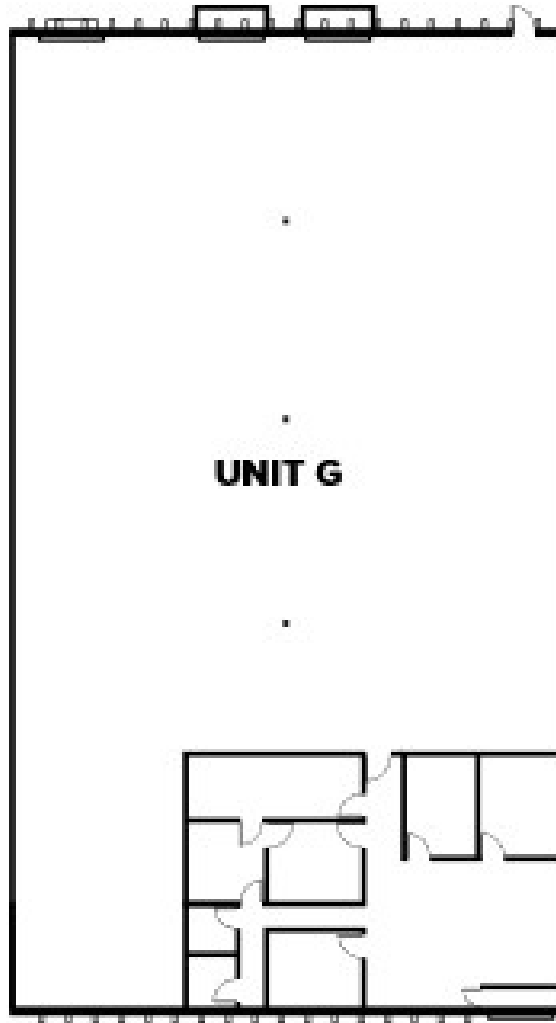
UNIT G

±12,000 SF



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Available within 30 days

UNIT G

Available SF +/-12,000-18,000

Office SF +/-2,125

Loading Three (3) Dock High Doors

Clear Height +/- 22'

Sprinklers Yes

Power 3-Phase (TBV)

Zoning I-1 (City & County of Denver)

Asking Rate **Call Broker For Pricing**

Operating Expenses \$2.71/SF (Est. 2025)





PROPERTY HIGHLIGHTS

3950 Nome Street is positioned in one of Denver's most sought-after industrial corridors - offering immediate access to I-70, I-225, and Peña Boulevard. This central location provides seamless connectivity to the Denver metro area, Denver International Airport (just 15 minutes away), and regional distribution routes serving the Front Range and beyond.



Easy access to I-70, I-225 and I-270



14 Minutes to Downtown & 15 minutes to Denver International Airport



Front Park Configuration and Flexible sizing options



Newly Renovated Office Space

CONTACT INFORMATION

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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



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