NOME STREET IN-DUSTRIAL PARK

LOWEST GROSS RENT IN THE MARKET!

3900 NOME STREET, DENVER, CO 80239



FOR LEASE

UNITS A-F

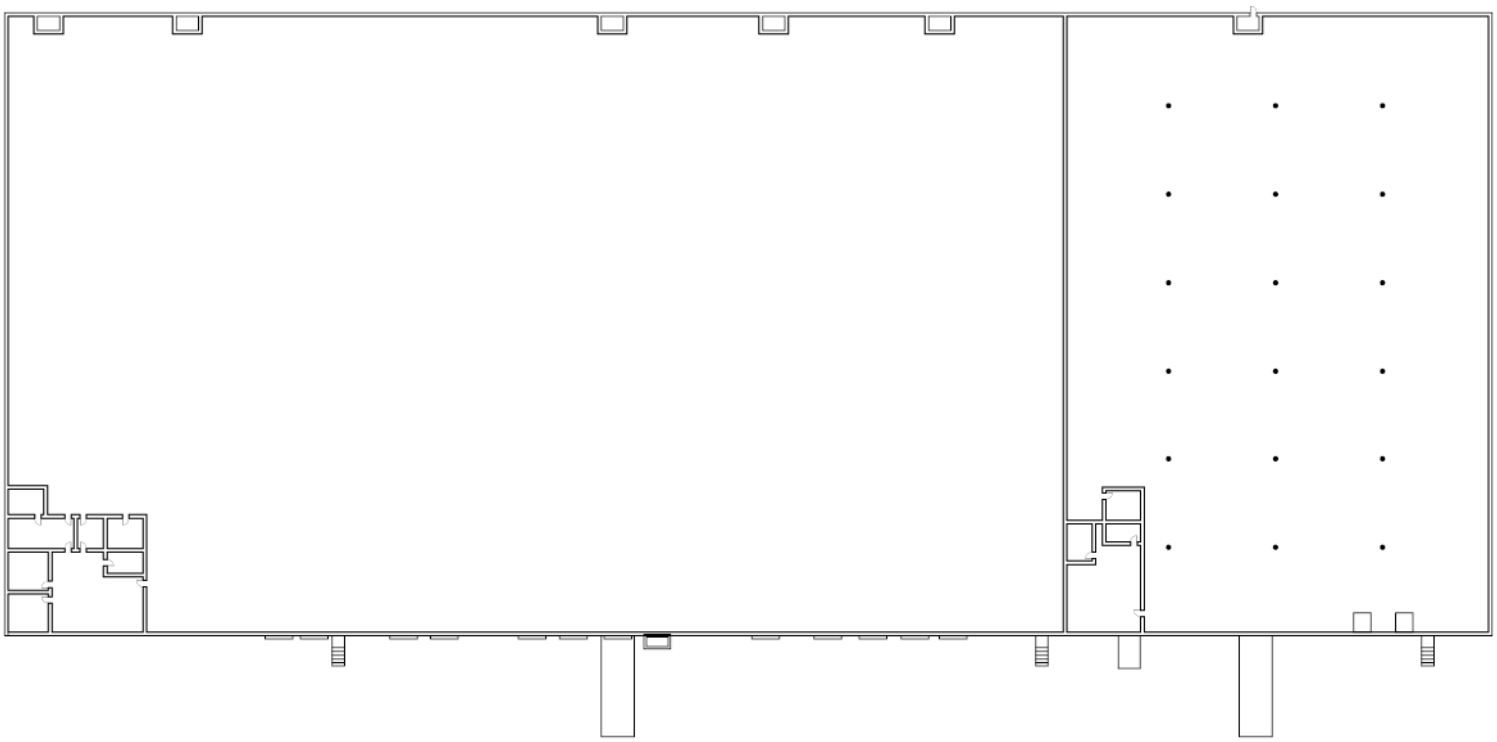
±35,940 - 126,256 SF

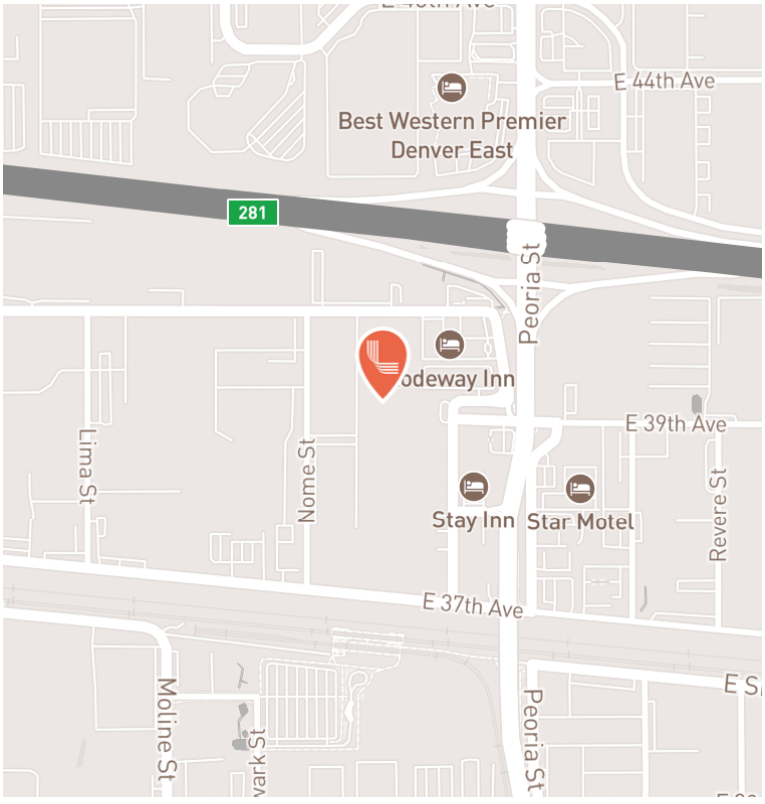
LINK

LEASED BY CUSHMAN & WAKEFIELD

UNIT A-E
90,316 SF

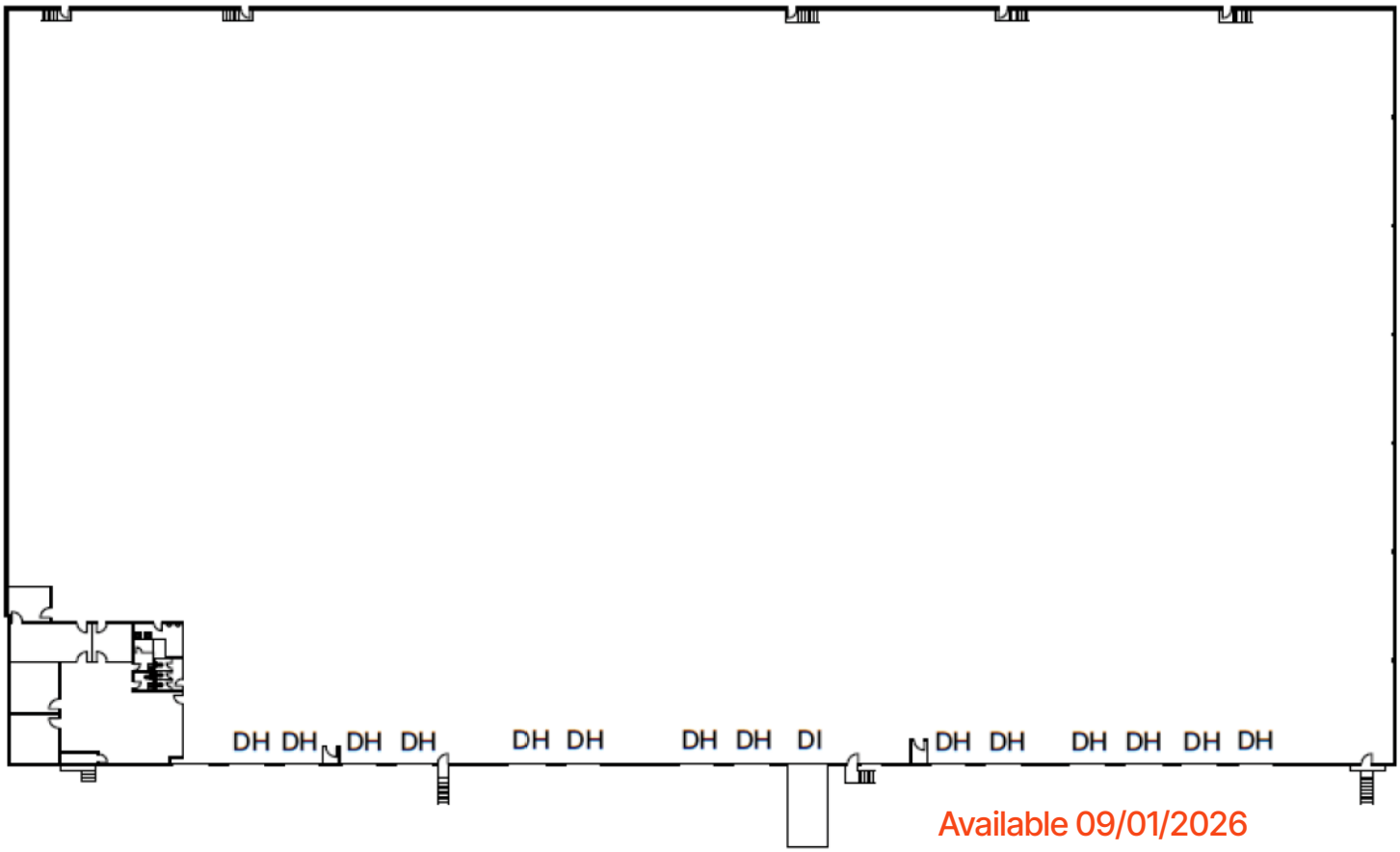
UNIT F
35,940 SF





UNIT A-E & F (CAN BE COMBINED)

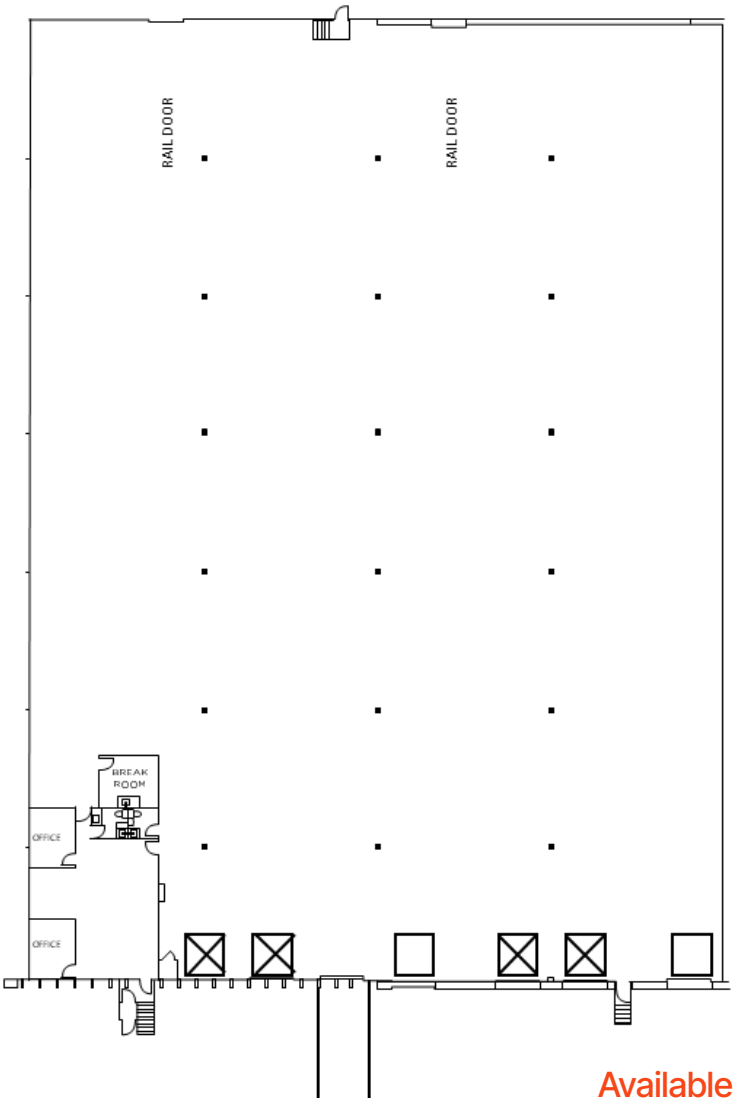
Available SF	Units A-E: ±90,316 SF Unit F: ±35,940 SF **TOTAL AVAILABLE: ±126,256 SF**
Office SF	Units A-E: ±2,227 SF Unit F: ±1,353 SF
Loading	Twenty (20) Dock High Doors Two (2) Drive In Doors Eight (8) Rail Doors
Clear Height	±24'
Sprinklers	Yes
Power	3-Phase, 480V
Zoning	I-1 (City & County of Denver)
Asking Rent	**Call Broker For Pricing**
Operating Expenses	$2.41/SF (Est. 2026)





UNITS A-E

Available SF	±90,316 SF
Warehouse	±88,089 SF
Office SF	±2,227 SF
Loading	(14) Dock-High Doors (1) Drive-In Door (6) Rail Doors
Clear Height	±24'
Sprinklers	Wet
Power	3-Phase, 480V
Zoning	I-1 (City & County of Denver)
Asking Rate	**Call Broker For Pricing**
Operating Expenses	$2.41/SF (Est. 2026)



Available Immediately



UNIT F

Available SF	±35,940 SF
Office SF	±1,353 SF
Loading	Six (6) Dock High Doors (4 with Levelers) One (1) Drive In Door (9' x 10') Two (2) Rail Doors
Clear Height	±24'
Sprinklers	Yes
Power	3-Phase, 480V
Zoning	I-1 (City & County of Denver)
Asking Rate	**Call Broker For Pricing**
Operating Expenses	$2.49/SF (Est. 2026)



newly installed fence with gate to secure truck court



PROPERTY HIGHLIGHTS

3900 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.

- Short Term Lease Options Available
- Easy access to I-70, I-225 and I-270
- 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.