

**DOWNTOWN  
DENVER**



**1895**  
**W. DARTMOUTH AVE.**  
**DENVER, CO 80110**

**1895 W. DARTMOUTH AVE.**  
**PARCEL A & B**

**W. DARTMOUTH AVE.**

 **DartmouthSale.com**

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1895 W. Dartmouth Avenue offers investors the opportunity to acquire a functional infill industrial facility leased to VoidForm Products, a leading manufacturer of specialized concrete protection systems. Strategically located in Denver's South Central submarket, the Property provides immediate access to Santa Fe Drive and I-25 and serves as a mission-critical facility with favorable I-B zoning.

Built in 1973 with a complete recoating of the roof in 2025, the Property includes a 20,950 SF building on 0.9 acres with 22' clear heights, five dock-high doors and one drive-in door. VoidForm has occupied the site for nearly 30 years, offering durable cash flow backed by institutional credit following the White Cap acquisition.

**1**

Building

**20,950**

Square Feet

**0.9**

Acres

**1973**

Year Built

**4/30/2031**

Lease Expiration

**2 FIVE YEAR**

Renewal Options



Colliers

- **Mission-Critical location for Tenant with 30+ Years of Demonstrated Commitment**
- **Institutional Credit Backing Following White Cap Acquisition**
- **Functional Scarcity Within a Supply-Constrained Competitive Set**
- **Irreplaceable Infill Location in Denver's Supply-Constrained South Central Submarket**

**INDUSTRIAL  
SINGLE TENANT  
INVESTMENT  
OPPORTUNITY**

**1895**

**W. DARTMOUTH AVE.  
DENVER, CO 80110**

**SILICONE ROOF COATING IN 2025  
WITH A 10-YEAR WARRANTY**

**149' BUILDING DEPTH**

**DH DH DH DH DH**

**22' CLEAR HEIGHT**

**EXTERIOR REPAINTED IN 2025**



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