

4905-A Ironton Street

Denver, Colorado

FOR LEASE | ±6,900 SF | I-B ZONING | DOCK-HIGH LOADING

EXECUTIVE SUMMARY

4905-A Ironton Street is a ±6,900 SF industrial unit located in Denver's Montbello submarket. The space includes approximately 15% office buildout with three private offices, a reception area, kitchen/break room, and separate men's and women's restrooms. The warehouse offers ±23' clear height and one (1) dock-high loading door, supporting a range of industrial uses.

Asking rent is \$10.00/SF NNN, with estimated NNN expenses of \$4.79/SF. The property is zoned I-B (General Industrial), allowing for distribution, warehousing, light manufacturing, and related industrial operations.

The unit provides convenient access to I-70 and I-225, offering efficient connectivity throughout the Denver metro area and direct access to Denver International Airport.

\$10.00

ASKING RENT (SF/YR)

\$4.79

EST. NNN (SF/YR)

~6,900

UNIT SF

~23'

CLEAR HEIGHT

PROPERTY DETAILS

| | |
|------------------|---|
| Property Address | 4905-A Ironton Street, Denver, CO 80239 |
| Property Type | Industrial |
| Zoning | I-B (General Industrial) |
| Unit Area | ±6,900 SF (approx. 15% office) |
| Loading | One (1) Dock-High Door |

LOCATION INFORMATION

| | |
|----------------------|------------------------------|
| City, State, Zip | Denver, CO 80239 |
| Neighborhood | Montbello |
| Nearest Airport | Denver International Airport |
| Nearest Fire Service | Denver Fire Station 39 |
| Police Service | Denver Police District 5 |
| Highways | I-70, I-270, I-225 |



FUNCTIONAL LAYOUT

The property features an efficient configuration with approximately 15% office buildout, including three private offices, a reception area, a kitchen/break room, and separate men's and women's restrooms.



HIGH CEILING

With approximately 23' of clear height, the building supports vertical storage and optimized warehouse flow, ideal for logistics, distribution, and light manufacturing operations.



DOCK-HIGH LOADING

Equipped with one (1) dock-high loading door, the facility ensures streamlined loading/unloading capabilities, meeting modern tenant demands for efficient industrial operations.



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