

# For Sale

4881 Ironton Street | Denver, CO 80239



64,020 SF Manufacturing Building  
w/ Fenced Outside Storage

For Lease Information, please contact:

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## HEAVY POWER

4,000amps / 480v / 3p



## ACTIVE RAIL SPUR

Access to efficient, cost-effective transportation



## FENCED YARD

Private, secure fenced outside storage with parking



## FLEXIBLE LOADING

Dock-high and drive-in loading



## CONNECTIVITY

Infill location with immediate access to I-70



### BUILDING SIZE

64,020 SF  
(±4,880 SF Office)

### SITE SIZE

±3.32 AC

### CITY / COUNTY

Denver / Adams

### ZONING

I-2, Allows for **Outside Storage**

### POWER

4,000amps / 480v / 3p (TBV)

### SPRINKLERS

Yes

### LOADING

Nine (9) Dock-High Doors (5 Levelers)  
Two (2) Drive-In Doors

### CLEAR HEIGHT

21'

### YEAR BUILT

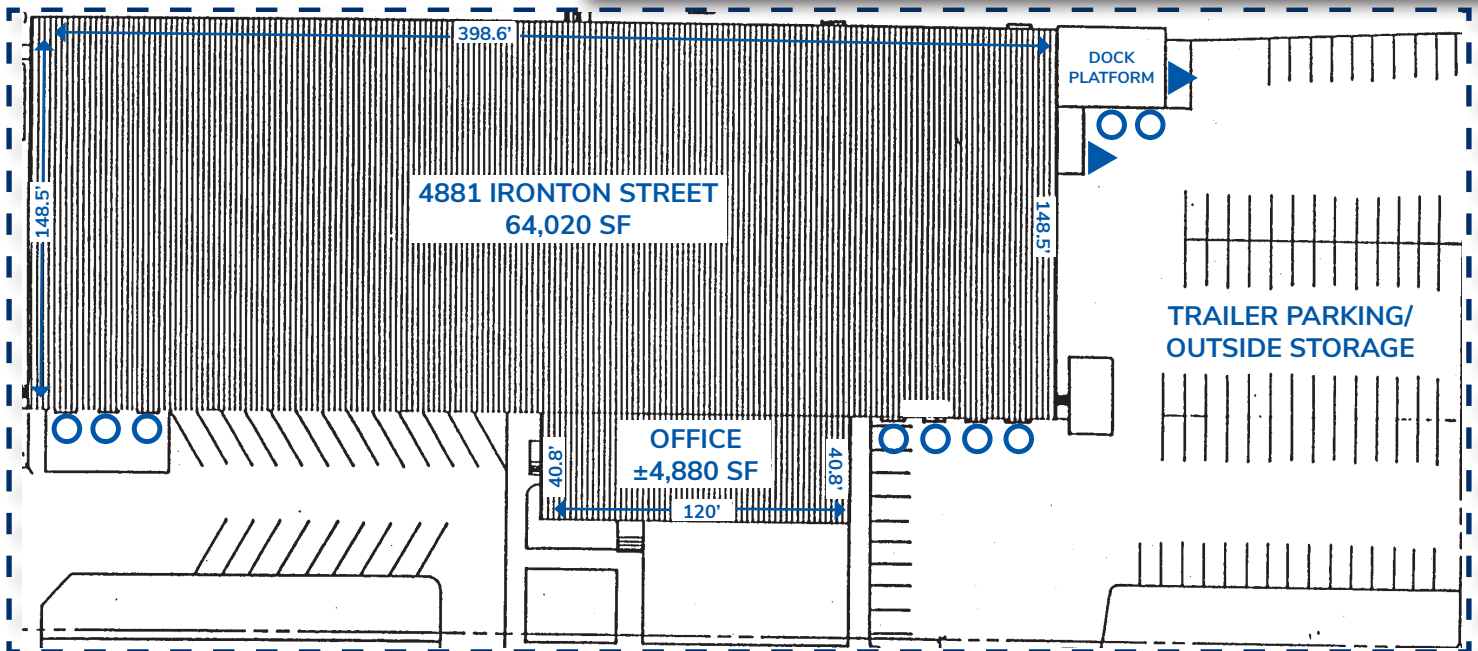
1969

### PARKING RATIO

0.90 / 1,000 SF

### PURCHASE PRICE

Contact Broker

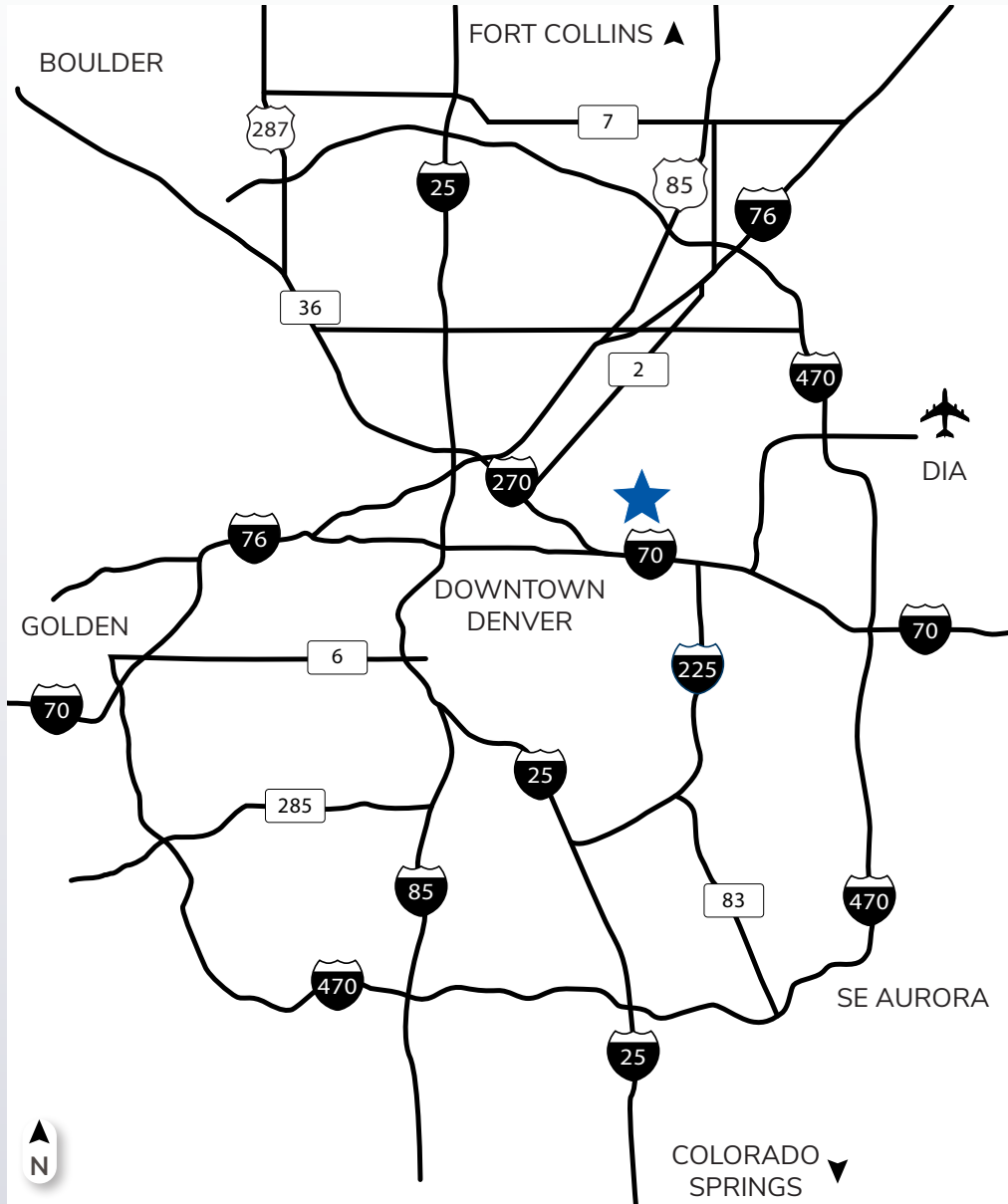


- ▲ Drive-In Doors
- Dock-High Doors



**4881 IRONTON  
STREET**

**DENVER, CO**



**STREAM**

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