



Industrial Space For Lease

**LEASING INCENTIVE:
ONE YEAR OF FREE RENT FOR A 5-YEAR TERM!**

Highlights

- › Ideal central location with immediate interstate access
- › 6,000+ SF Fenced yard allowing outdoor storage or additional car parking; hard to find in Montbello Submarket
- › Rare opportunity for a single-tenant space with standout identity
- › Flexible zoning allowing for many various uses
- › Available power allowing for potential manufacturing/fabrication uses
- › Infill Denver location with numerous surrounding amenities in Central Park
- › Large overhead doors

4780 N. Oakland St. Denver, Colorado 80239

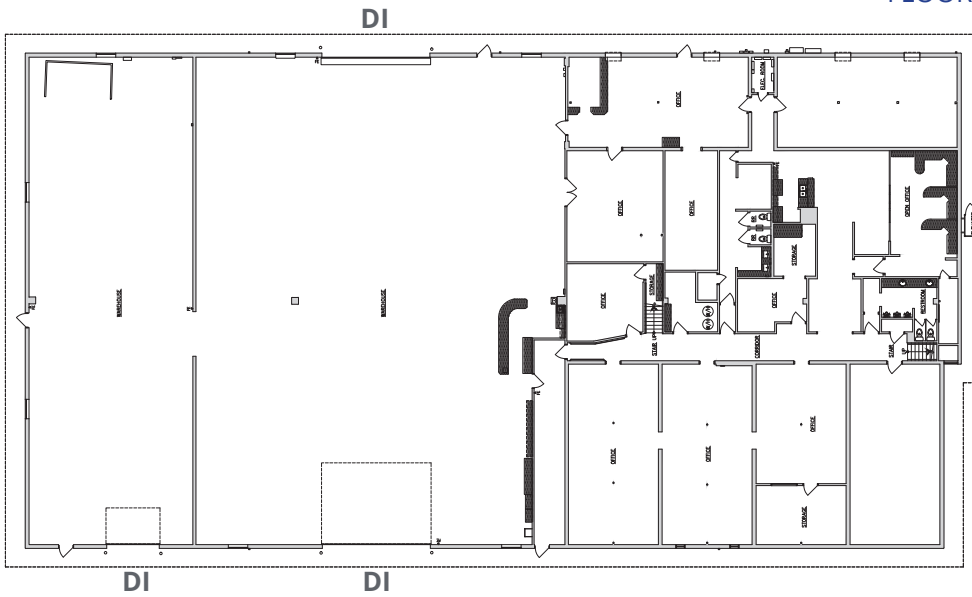
Unit Information

| | |
|---------------|--|
| Available SF: | 31,412 SF |
| Lease Rate: | \$8.50/SF/YR |
| 2025 Opex: | \$3.69/SF |
| Available: | Immediately |
| Office: | 50/50 Office/warehouse |
| Loading: | 2 Drive Doors — 24' wide x 15' high 1 Drive In Door 12' wide x 14' high |
| Clear Height: | 27' |
| Zoning: | I-A |
| Power: | 1,100 Amps+ 120/208V |
| Fenced Yard: | ±6,000 SF |

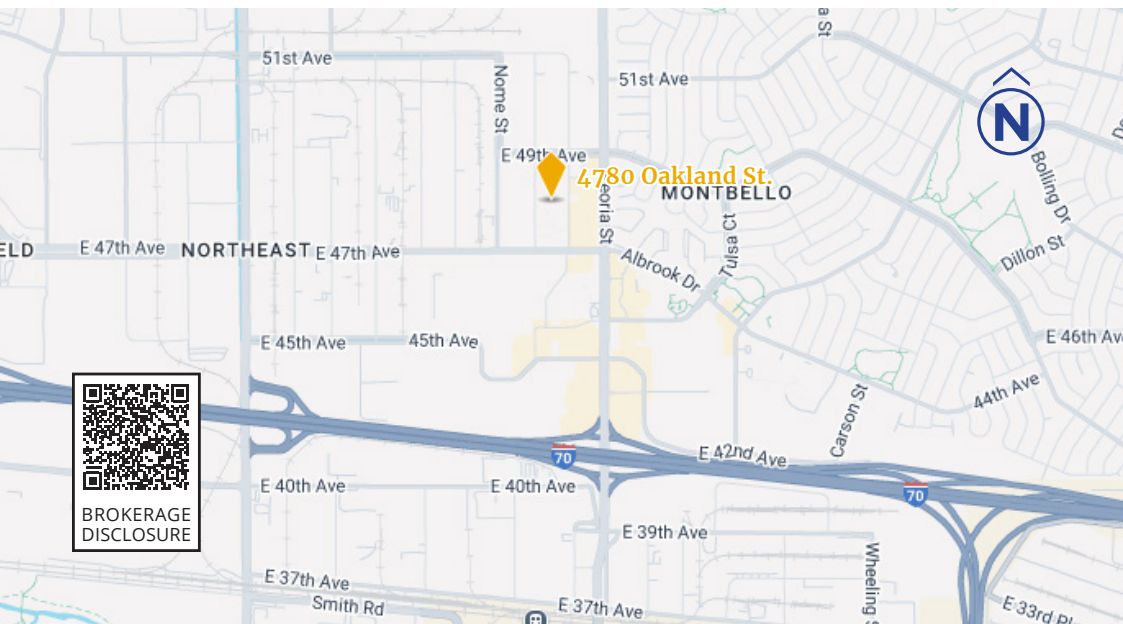
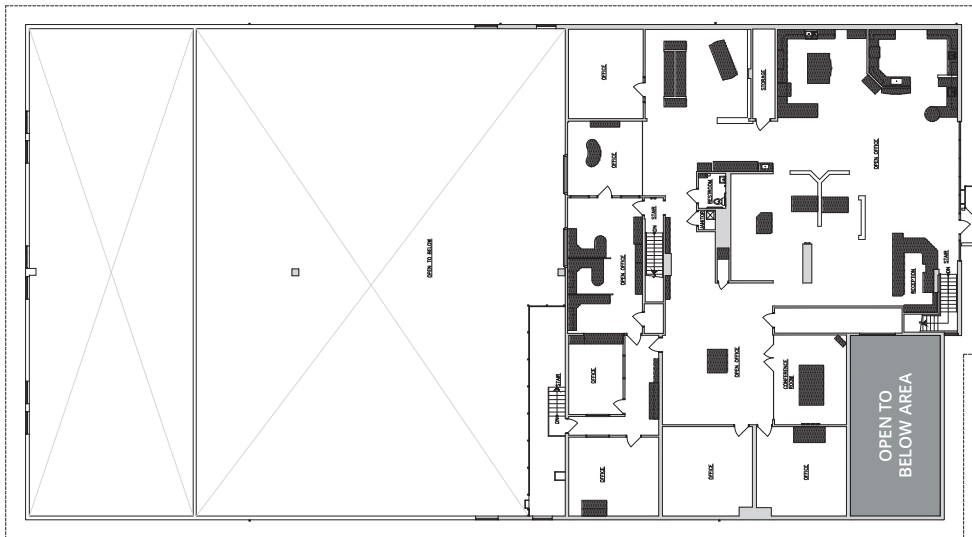
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Floor Plan

1ST
FLOOR



2ND
FLOOR



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