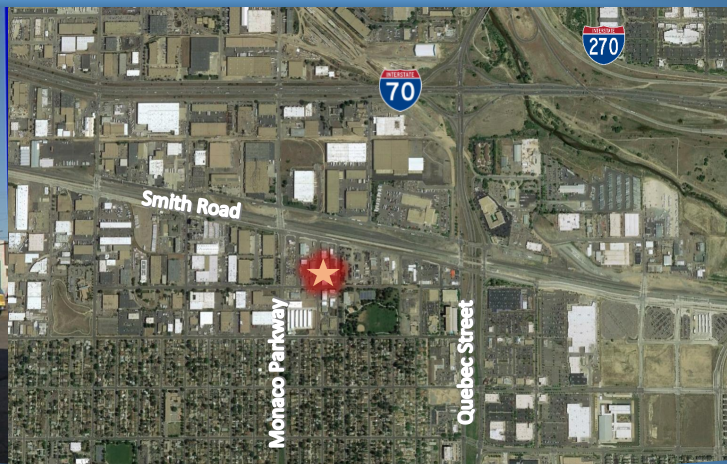


Industrial for Lease

3910 Niagara Street, Unit A, Denver, CO 80207



Building Size: 17,500 SF

Available: 1,750 SF - Unit A

Office: Approximately 200 SF

Year of Construction: 1970

Loading: One (1) Drive-in door

Clear Height: 12'

Power: To be verified

Zoning: I-MX-3

County: Denver

Lease Rate: \$11.15/SF net

Gross Monthly Rent: \$2,250.00

Building Comments:

- Landlord will consider short term lease
- Industrial gross lease—Includes operating expenses: Taxes, insurance, water/sewer. Tenant is responsible for gas and electric separately
- Two offices
- Located in Enterprise Zone
- Numerous amenities located in the immediate area
- Located directly off Smith Road with easy access to I-70, 270, Monaco Street and Quebec Street
- Local ownership



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