

4970

C O O K
S T R E E T

DENVER, CO

20,000-SF-BUILDING ON 2.47 ACRES
FOR LEASE OR SALE

NEWMARK



FLYWHEEL CAPITAL

4970

COOK
STREET

DENVER, CO



HIGHLIGHTS

Full property
RENOVATION UNDERWAY

Central Denver location
with **EASY ACCESS** to
I-70, I-25, I-270, and
Downtown Denver

Functional building
featuring both **DOCK-HIGH**
and **DRIVE-IN** loading and
22' clear height

Heavy power with over
2,000 AMPS OF 480V

Available for
OCCUPANCY NOW

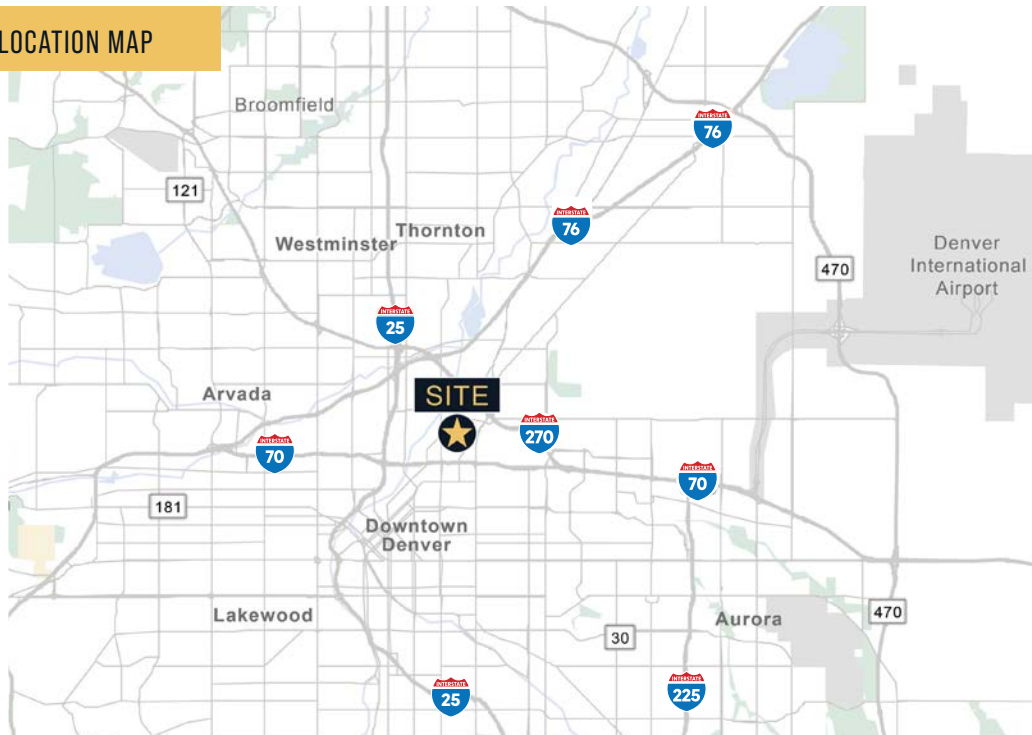
PROPERTY FEATURES

BUILDING SIZE	20,000 SF
SITE SIZE	2.47 ACRES
ZONING	I-MX-3
OFFICE	605 SF
COUNTY	DENVER
Y.O.C.	1999
LOADING	2 DOCK-HIGH 3 OVERSIZED GRADE LEVEL 1 DRIVE-IN RAMP
POWER	2,000+ AMPS. 480 VOLT, 3 PHASE
CLEAR HEIGHT	22'
SPRINKLER	YES
YARD	FENCED & SECURE
OPEX	\$5.19/SF

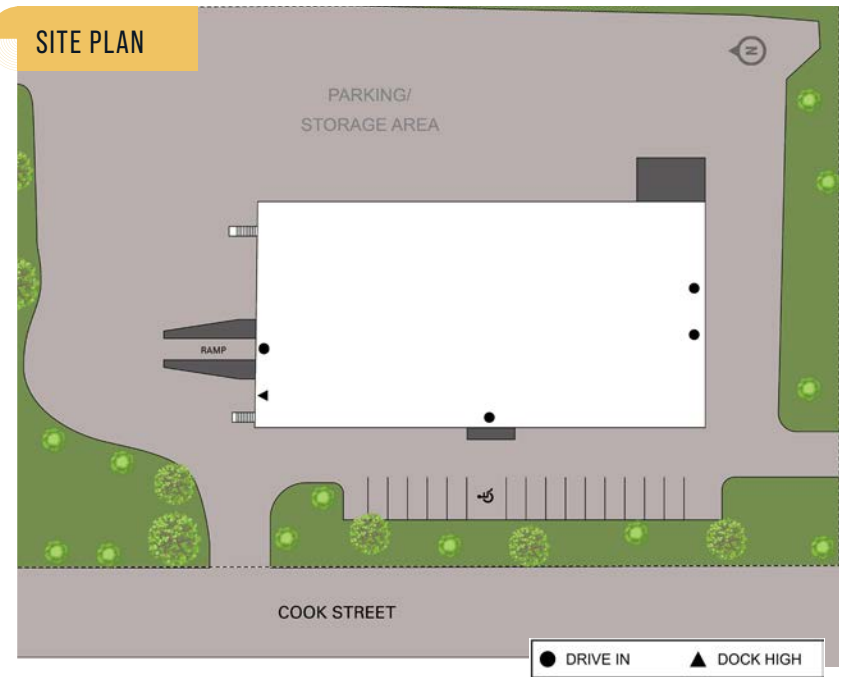
LEASE RATE:
\$17.50/SF NNN

SALE PRICE:
\$4,900,000

LOCATION MAP



SITE PLAN

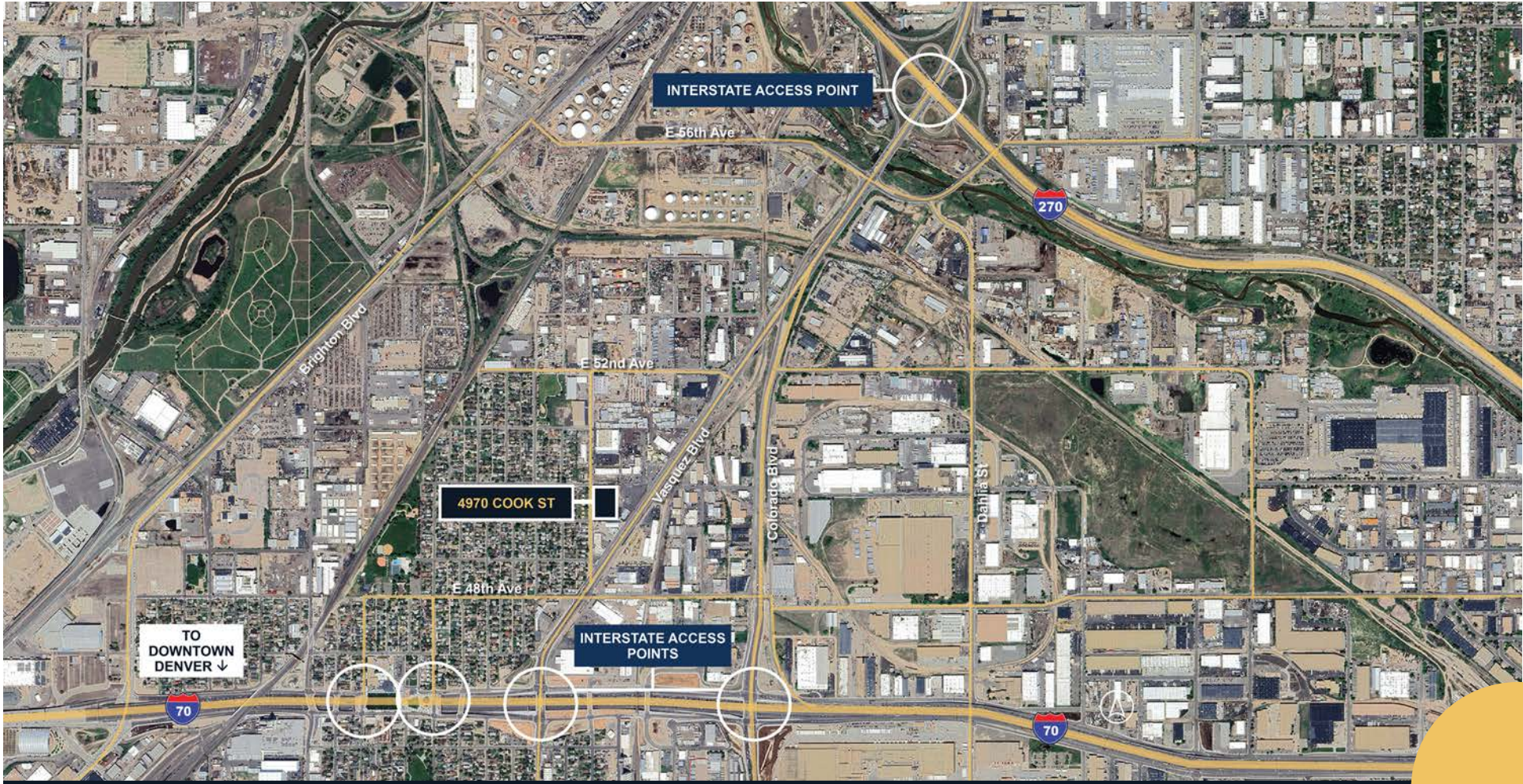


LOADING/YARD

WAREHOUSE



ACCESS



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OWNED & MANAGED BY:

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