

\$ REDUCED PRICING



Industrial Building with Heavy Power

**4705 OAKLAND STREET
DENVER, COLORADO 80239**

Building Size

24,000 SF

Available

12,000 SF

Lease Rate

~~\$10.75/SF NNN~~

\$9.25/SF NNN

Sale Price

~~\$4,680,000 (\$195/SF)~~

\$4,350,000 (\$181.25/SF)

Industrial for Sale or Lease

Property Highlights

- Excellent manufacturing infrastructure:
 - Heavy 480 volt power
 - Warehouse cooling
 - Large water tap
- Building renovations complete
- Income in-place for 50% of the building
- Easy access to I-70 and I-225
- Numerous amenities nearby

For information, please contact:

Mike Wafer, SIOR

Executive Managing Director
t 303-260-4242
mike.wafer@nrmk.com

Michael Wafer Jr, SIOR

Senior Managing Director
t 303-260-4407
mike.waferjr@nrmk.com

Mike Viehmann, SIOR

Managing Director
t 303-260-4340
mike.viehmann@nrmk.com

1800 Larimer Street, Suite 1700
Denver, CO 80202

nrmk.com

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Space Details

- Available:** 12,000 SF
- Office:** 1,350 SF (Approximate)
- Loading:** 1 Drive-in Door (10' x 12')
Additional Door Possible
- Clear Height:** 17'
- HVAC:** Fully Cooled Warehouse
- Power:** 1,000 Amps, 480 V, 3 Phase
- Water Tap:** 1.5"
- Site Size:** 1.27 Acres
- Sprinklers:** Wet
- Year Built:** 1975, (Remodeled in 2024)
- Zoning:** I-A, UO-2
- OpEx:** \$5.10/SF

Floor Plan

