

PRICE REDUCED!

4780 YORK ST

4750 YORK ST

Industrial Buildings with Fenced Yard

**4780 & 4750 YORK ST
DENVER, COLORADO 80216**

Total Building Size

14,725 SF

Site Size

0.76 Acres

Sale Price

~~\$1,995,000~~

\$1,795,000

Industrial for Sale

Property Highlights

- Infill location with quick access to I-70 and I-25
- Fenced and paved yard
- Covered land play in redeveloping area
- I-B Denver zoning

For information, please contact:

Michael Wafer, Jr., SIOR

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

Mike Wafer, SIOR

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

Mike Viehmann, SIOR

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

1800 Larimer Street
Suite 1700
Denver, CO 80202

nmrk.com

NEWMARK

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

4780 & 4750 YORK ST, DENVER, COLORADO 80216

4780 York Street (Main Building)

Details	
Building	9,984 SF
Office	3,021 SF
Warehouse/ Shop Areas	6,963 SF - Mechanics garage with drive-in and 11' clear height - Shop with well distributed power and 8' clear height - Warehouse with 21' clear height, 2 drive-ins and 1 dock - Covered loading area with additional dock and drive-in loading (not part of rentable SF)
Parking/Yard	±0.48 acres
Loading	2 drive-in doors 1 dock-high door Additional covered loading area
Clear Height	8' - 21'

4750 York Street (Secondary Building)

Details	
Building	4,741 SF
Loading	3 drive-in doors 3 dock-high door
Clear Height	7'

