



FOR LEASE

Office Warehouse - 11,406 SF
4959 Colorado Blvd | Denver, CO 80216

Downtown Denver



Colorado Blvd

Accessible Industrial/Wareshousing Space Off I-70 On Colorado Blvd.

CONTACT:

GREG KNOTT

EXECUTIVE VICE PRESIDENT

303.512.1156

gknott@uniqueprop.com

EARL DUFFY

SENIOR BROKER ASSOCIATE

303.512.2732

eduffy@uniqueprop.com

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

WWW.UNIQUEPROP.COM



OFFERING SUMMARY

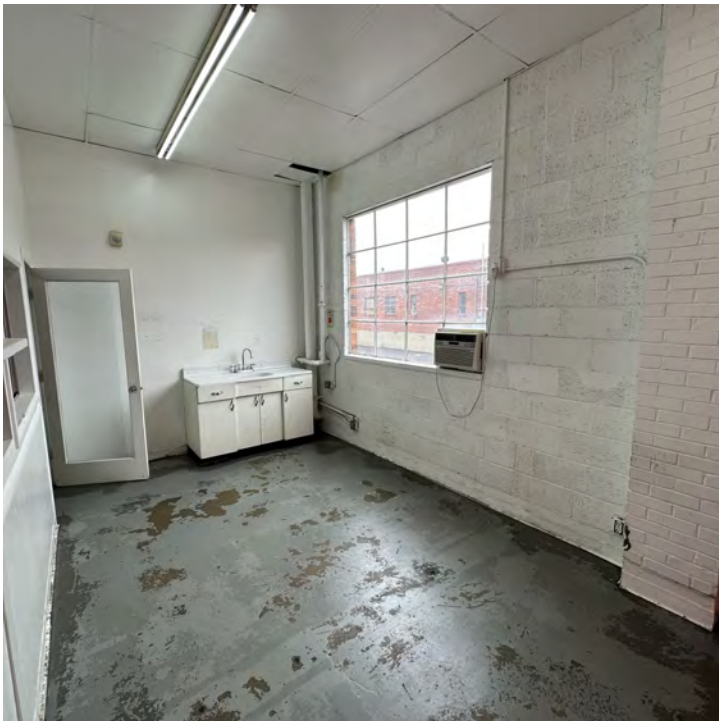
Available SF:	11,406 SF
Lease Rate:	\$9/SF NNN
Est. NNN Expenses:	\$3.00/SF
Power:	Heavy 3 PH (TBV)
Dock High Positions:	3
Loading Doors:	Three 8'x10'
Ceiling Height:	11.0 FT
Year Built:	1955
Zoning:	I-A
City/County:	Denver/Denver

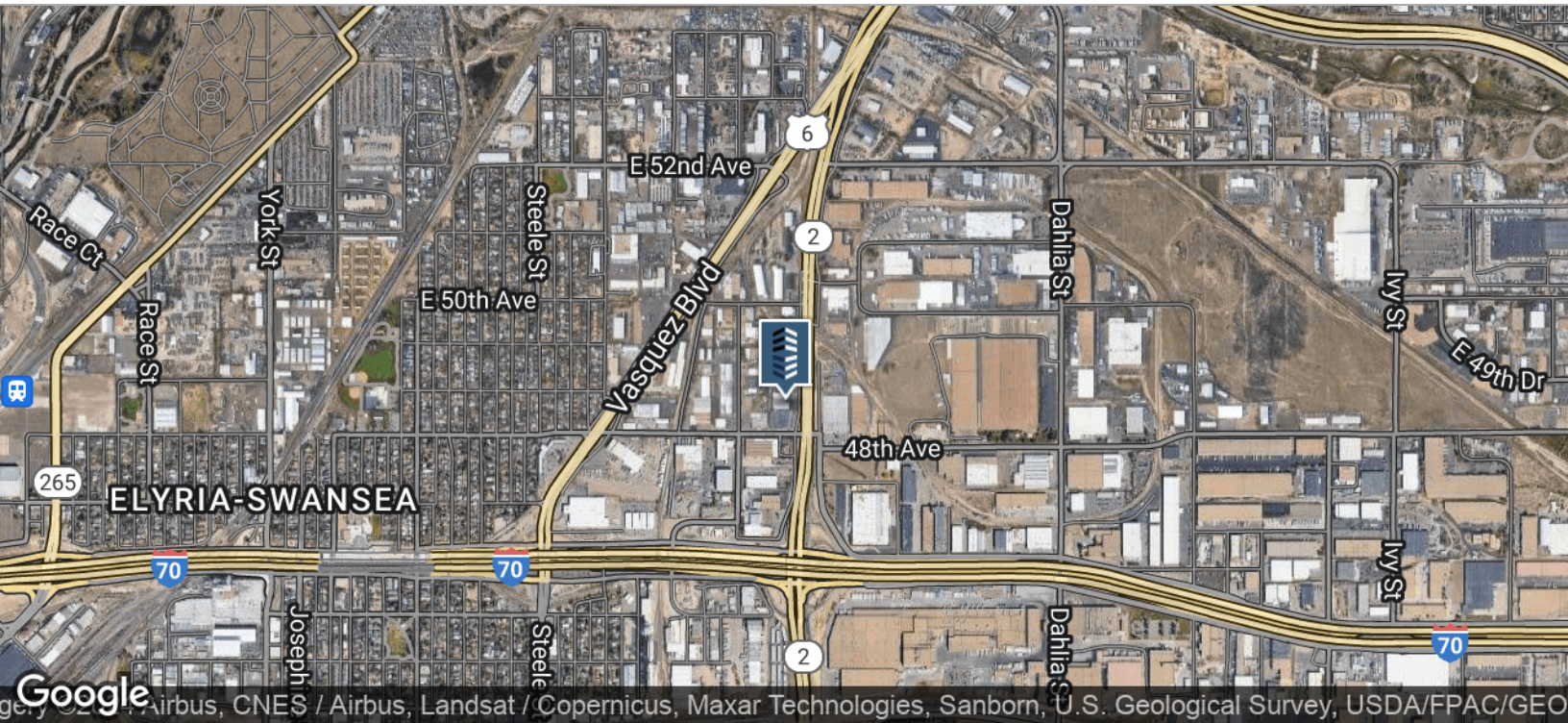
PROPERTY OVERVIEW

General industrial/warehousing space located directly North off of I-70 on Colorado Blvd. The total available space of 11,406 SF has general office/warehouse buildout, The loading area is located between the 2 spaces with 3 covered dock high positions and 2 loading doors leading to the staging area located in the center and another leading to the Southern Warehouse space.

PROPERTY HIGHLIGHTS

- Well Located right off I-70 & Colorado Blvd
- **LOW OPERATING EXPENSES**
- Heavy 3 phase power
- 3 Covered Dock high loading positions with levelers
- Two (2) 8'x10' Loading doors - One to Staging Area and 2nd on the South Side of Loading Dock
- Open staging area behind loading docks
- LL can Remove Drop Ceiling for right Tenant - Barrell Roof above





CONTACT:

GREG KNOTT
EXECUTIVE VICE PRESIDENT
303.512.1156
gknott@uniqueprop.com

EARL DUFFY
SENIOR BROKER ASSOCIATE
303.512.2732
eduffy@uniqueprop.com

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

