

G



4040 Holly Street, Unit #10, Denver, CO

Warehouse/Distribution Space | Available For Lease

FOR LEASE

PROPERTY HIGHLIGHTS

- Easy access to I-70
- Well maintained property with local management
- One block from Denver Police Station



SPACE AVAILABLE:
6,120 SF



OFFICE SPACE:
700 SF

LEASE RATE: \$7.50/SF NNN

For More Information, Contact:

Steve Fletcher | *Industrial Specialist*

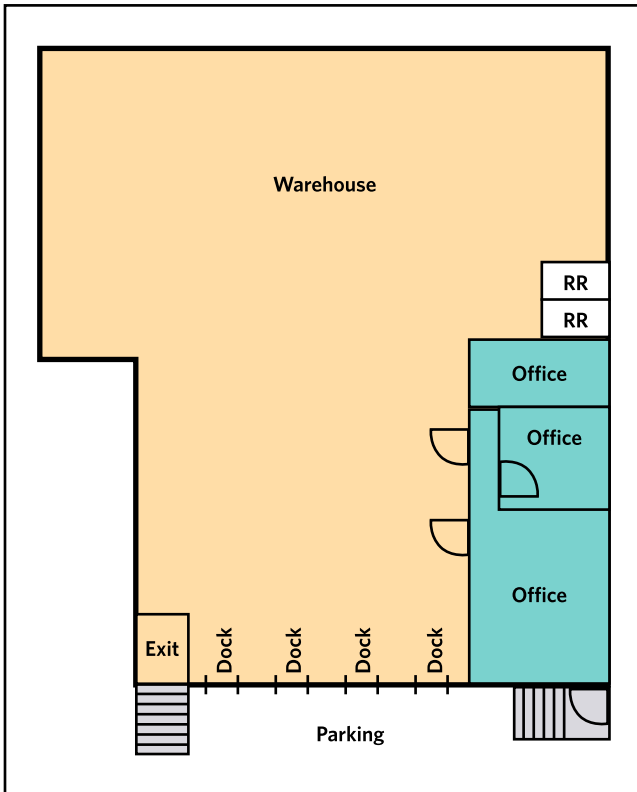
(720) 320-0366

steve@grubercre.com


PROPERTY DETAILS

- **Space Available:** 6,120 SF
- **Office Size:** 700 SF
- **Lease Rate:** \$7.50/SF NNN
- **Expenses:** \$4.81/SF (2026)
- **Ceiling Height:** 18'
- **Zoning:** I-A, UO-2
- **Loading:** 4 dock doors

UNIT 1: 6,120 SF



KEY

-  Distribution/Warehouse
-  Office



For More Information, Contact:

Steve Fletcher | *Industrial Specialist*
(720) 320-0366
steve@grubercre.com

