

10,000 - 43,200 SF AVAILABLE - FLEXIBLE TERMS!



Short-term Sublease in Prime Location

**4350 KEARNEY STREET, UNIT A
DENVER, COLORADO 80216**

Available:

43,200 SF

Divisible:

10,000 SF

Sublease Rate:

\$5.84/SF NNN

Available:

Now

Industrial for Sublease

Property Highlights

- Immediate access to I-70
- Below market lease rate
- Quick occupancy
- Located in Denver Enterprise Zone
- Sublease through August 31, 2026
- Longer term direct lease possible
- Warehouse racking available
- Material handling services available

For information, please contact:

Michael Wafer, Jr., SIOR

Managing Director

t 303-260-4407

mike.waferjr@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.

4350 KEARNEY STREET, UNIT A, DENVER, COLORADO 80216

Details

- Available Space:** 43,200 SF
- Divisible Size:** 10,000 SF
- Office Size:** 2,240± SF
- Loading:**
 - 6 Docks (4 with shelters & levelers)
 - 1 Drive-In Ramp
 - 4 Rail Doors
- Rail:** Union Pacific
- Sprinklers:** Ordinary Hazard Wet System
- Parking:** 17 Stalls
- Clear Height:** 22'
- Zoning:** I-B, UO-2
- Sublease Rate:** \$5.84/SF NNN
- OPEX Est. (2025):** \$4.53/SF

