



WAREHOUSE / SHOWROOM / RETAIL SPACE FOR SALE OR LEASE

**LOCAL EXPERTS.
INDUSTRIAL STRENGTH.**

**4160 Fox St.
Denver, CO 80216**



PROPERTY FEATURES:

Building Size:	6,490 SF
Office Size:	2,200 SF
Year Built:	1956
Site Size:	9,583 SF
Zoning:	I-A
Loading:	1 dock & 1 grade level
2025 Taxes:	\$26,500.30
LEASE RATE:	\$12.50/SF
SALE PRICE:	Contact Broker



- New roof in 2024
- Renovated in 2024

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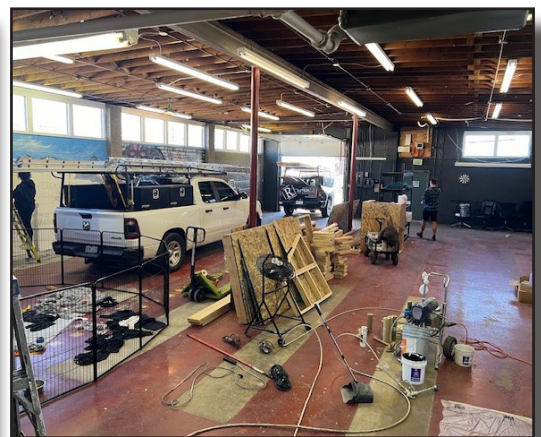


“FOX ISLAND” NEIGHBORHOOD

- Great access and visible to I-25 and I-70 where 250,000 cars pass daily
- Minutes from downtown Denver, adjacent to the LoHi, Sunnyside, and RiNo neighborhoods.
- Offers expansive views of downtown Denver, the front range mountains, and the RiNo neighborhood.
- Property is directly across the street from the 41st and Fox Gold Line Station, which is just one stop from Union Station in downtown Denver.
- Iconic entry to Fox Island along Fox Street and 44th Avenue invites pedestrians and cyclists into a network of trails and open spaces—and welcomes drivers to below-grade parking.

DRIVE TIMES

I-25	1 MINUTE
I-70	4 MINUTES
DOWNTOWN DENVER	5 MINUTES
DIA	30 MINUTES



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