

FOR SALE AND/OR LEASE

\$5,399,000

\$7/SF NNN



4600 Ironton Street, Denver, CO 80239

For more information:

TAYLOR ROY

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Property Highlights

- » 60% leased to two cannabis cultivations
- » Strong operating history amongst the tenants
- » New roof installed with 10 year warranty
- » Fenced and secured property
- » Very functional industrial building with ample parking, loading and clear height
- » Heavy power and HVAC
- » Excellent location in the Montbello industrial park
- » Fully sprinklered
- » Close proximity to major interstates



Property Details

| | |
|----------------------------------|-------------------------|
| Building Size | 37,636 SF |
| Sales Price / SF Building | \$143.45/SF |
| Land Size | 2.21 AC (96,248 SF) |
| Sales Price Per SF Land | \$57.14/SF |
| Loading | 2 Dock High, 2 Drive In |
| Clear Height | 17' |
| Zoning | I-B |
| Parking | 28 Spaces |
| Sprinklers | Yes |
| County | Denver |
| Year Built | 1976 |
| Years Renovated | 1999/2023/2024 |
| Power | Heavy (3,000+ AMPS) |

Sale Price: \$5,399,000
Lease Rate: \$7/SF NNN

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INTERSTATE
70

INTERSTATE
70

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Rent Roll

| TENANT | SF | BASE RENT RATE PSF | ANNUAL BASE RENTAL | COMMENCEMENT | EXPIRATION | OPTIONS | ANNUAL ESCALATIONS |
|---------------|---------------|--------------------|---------------------|--------------|------------|-------------------|--------------------|
| Colorado Kind | 14,430 | \$12.82 | \$184,992.60 | 12/1/2017 | 11/30/2028 | One 5-Year Option | 4% |
| Lieffa | 7,975 | \$15.81 | \$126,084.75 | 12/1/2017 | 11/30/2029 | None | 4% |
| Vacant | 15,231 | | | | | | |
| Totals | 37,636 | | \$311,077.35 | | | | |



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Central Park

Located in one of Denver's most vibrant and master-planned communities, Central Park—formerly known as Stapleton—offers a dynamic blend of residential, retail, office, and recreational spaces. This award-winning urban redevelopment spans over 4,700 acres and is one of the largest infill projects in the United States. The neighborhood is strategically positioned just 15 minutes from Downtown Denver and 20 minutes from Denver International Airport, making it an ideal location for both businesses and residents seeking accessibility and convenience.

Central Park is home to more than 50 parks, miles of trails, and nine distinct residential neighborhoods, creating a walkable, family-friendly environment that encourages community engagement. With a thoughtfully designed mix of local retail, national tenants, and dining establishments at The Shops at Northfield and Stanley Marketplace, the area provides a robust daytime and evening population. Its proximity to major traffic corridors such as I-70 and Central Park Boulevard further enhances foot traffic and commuter flow.

The property benefits from its location within a rapidly appreciating and demographically strong trade area. With a highly educated population, growing employment hubs nearby, and continued residential and commercial development, Central Park has become a magnet for businesses and investors alike. Its commitment to sustainability, green space, and quality of life ensures long-term value and appeal for tenants and property owners.

In addition to its strategic advantages, Central Park continues to attract forward-thinking developments that align with Denver's broader vision for smart growth. The area boasts access to top-rated schools, public transportation via RTD's A-Line commuter rail, and a strong sense of community pride. Local initiatives focused on sustainability and placemaking have made it a model for urban revitalization. As the neighborhood matures, it remains a premier destination for investors seeking long-term growth, stability, and connectivity.



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Demographics

| Population | 1 Mile | 3 Miles | 5 Miles |
|---------------------------|---------------|----------------|----------------|
| Population (2025) | 1,211 | 112,158 | 285,724 |
| Population (2030) | 1,229 | 116,474 | 293,608 |
| Annual Growth (2025-2030) | 0.30% | 0.76% | 0.55% |

| Households | 1 Mile | 3 Miles | 5 Miles |
|---------------------------|---------------|----------------|----------------|
| Total Households (2025) | 66 | 35,899 | 98,985 |
| Total Households (2030) | 72 | 37,514 | 101,583 |
| Annual Growth (2025-2030) | 1.76% | 0.88% | 0.52% |

| | | | |
|--------------------------------|-----------|-----------|----------|
| Median Household Income | \$161,944 | \$103,285 | \$88,916 |
|--------------------------------|-----------|-----------|----------|

| Business and Employment | 1 Mile | 3 Miles | 5 Miles |
|--------------------------------|---------------|----------------|----------------|
| Total Employees | 14,584 | 68,947 | 131,231 |



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Area Growth

Montbello, located in northeast Denver, is one of the city's fastest-growing and most diverse neighborhoods. Once known primarily as a working-class area, Montbello is now undergoing a significant transformation driven by community-led development and rising property values. With affordable housing options, convenient access to major highways and public transit, and the introduction of mixed-use projects like the \$85 million FreshLo Hub, the area is attracting new homeowners, investors, and businesses. Its strong sense of community, cultural richness, and increasing demand make Montbello a promising location for long-term growth and opportunity in Denver's evolving real estate landscape.



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Meet the Broker



Taylor Roy represents sellers, landlords, tenants and buyers with their leasing and disposition needs across all product types including office, industrial, retail, and land.

Taylor Roy joined Malman Commercial Real Estate in October 2022. With his previous experience in the residential market, Taylor brings to the firm a strong understanding of the Denver market, detailed and organized transactional skills, and the ability to meet and exceed his client's requirements. With a focus on investment sales, Taylor provides buyers and sellers with exceptional brokerage services for on and off-market opportunities.

Taylor moved to Colorado in 2009 and holds an Associate's Degree in Business Entrepreneurship from the University of Colorado.



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Disclaimer

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been any change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

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