



Free Standing Industrial Building with Yard For Lease

Highlights

- > Large Fenced Yard
- > Former marijuana grow that can be a grow again or opened up for a traditional use. Dividing warehouse walls can be demolished.
- > 100% HVAC

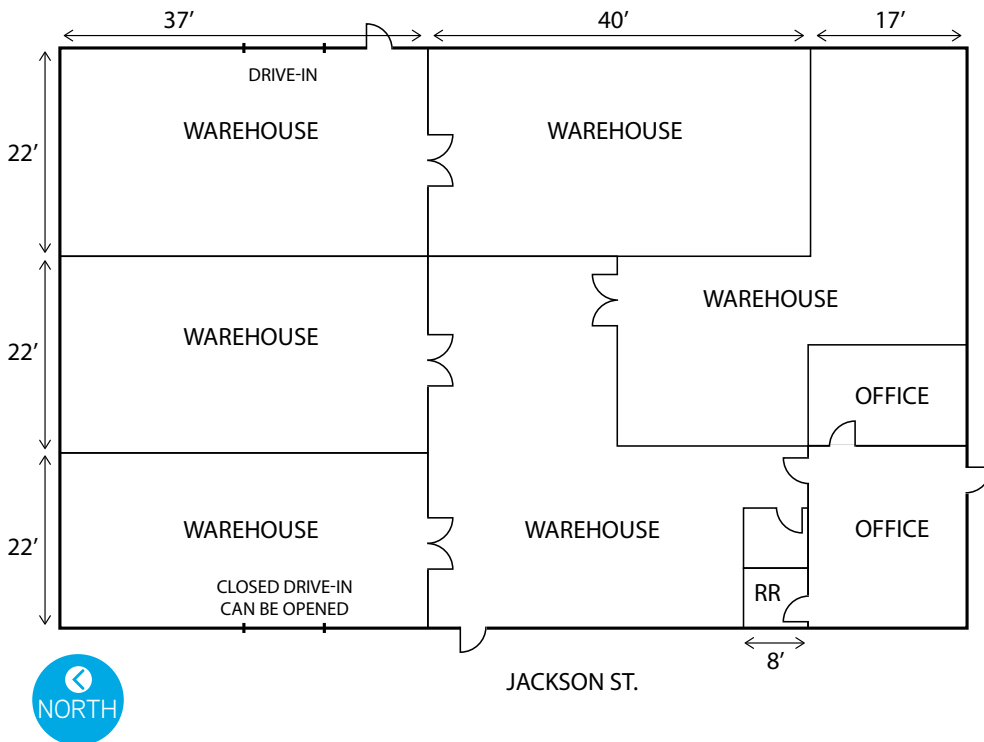
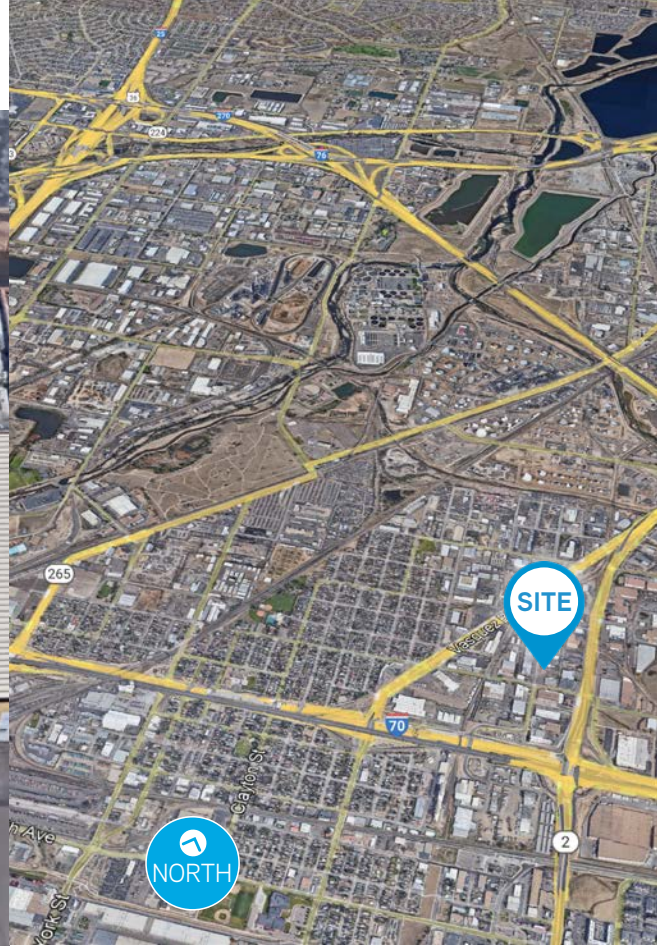
4840 Jackson Street Denver, CO 80216

Building Information

Size:	6,499 SF
Office:	600 SF
Loading:	Two (2) Drive-In Doors
Clear Height:	12'
Zoning:	I-1 (Industrial)
Power:	600 Amp, 480 Volt, 3-Phase (TBV)
Land:	0.70 AC
Lease Rate:	\$14.75/SF
Estimated Op. Ex.:	\$2.96/SF (2024)



For Lease



Contact:



BROKERAGE
DISCLOSURE

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