



FOR LEASE & SALE

INDUSTRIAL / SHOWROOM / OFFICE

4160 FOX ST., DENVER



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: \$1,200,000

- New roof in 2024
- Renovated in 2024





"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.



LOCAL EXPERTS. INDUSTRIAL STRENGTH.

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