

INDUSTRIAL FOR SALE & LEASE

4555 Kingston St.

Denver, CO 80239

FOOD PROCESSING & DISTRIBUTION BUILDING FOR SALE & LEASE

30,630 SF | 1.7 AC

Approximately 23,000 SF of cooler space and
5,040 SF of freezer space
(that can stay in place or be removed)

7 dock-high doors, 1 drive-in door, and 4,000 Amp
3-phase power

Heavy industrial zoning with fenced outdoor
storage and immediate access to I-70 & DIA



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Newly paved and striped parking lot and fenced yard

30,630 SF
1.7 AC

SALE PRICE:
\$2,597,000 (\$85 PSF)

LEASE RATE:
\$5.50 + NNN PSF

4555 Kingston St is equipped with extensive cooler and freezer infrastructure, heavy power, multiple loading positions, and a large fenced yard, making it ideal for food distribution, cold storage, manufacturing, or logistics users seeking functional industrial product with strong access to I-70 and Denver International Airport. The heavy industrial zoning and fenced and paved yard also provide flexibility for a variety of operational uses and future occupancy strategies

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Denver, CO 80239

PROPERTY DETAILS



Building Size:
30,630 SF



Cooler Space:
~23,000 SF



Zoning:
I-B, Denver
Heavy Industrial



Site Size:
1.7 AC



Freezer Space:
~5,040 SF



Clear Height:
18'



Office:
~2,590 SF



Loading:
7 Dock High
1 Drive-In

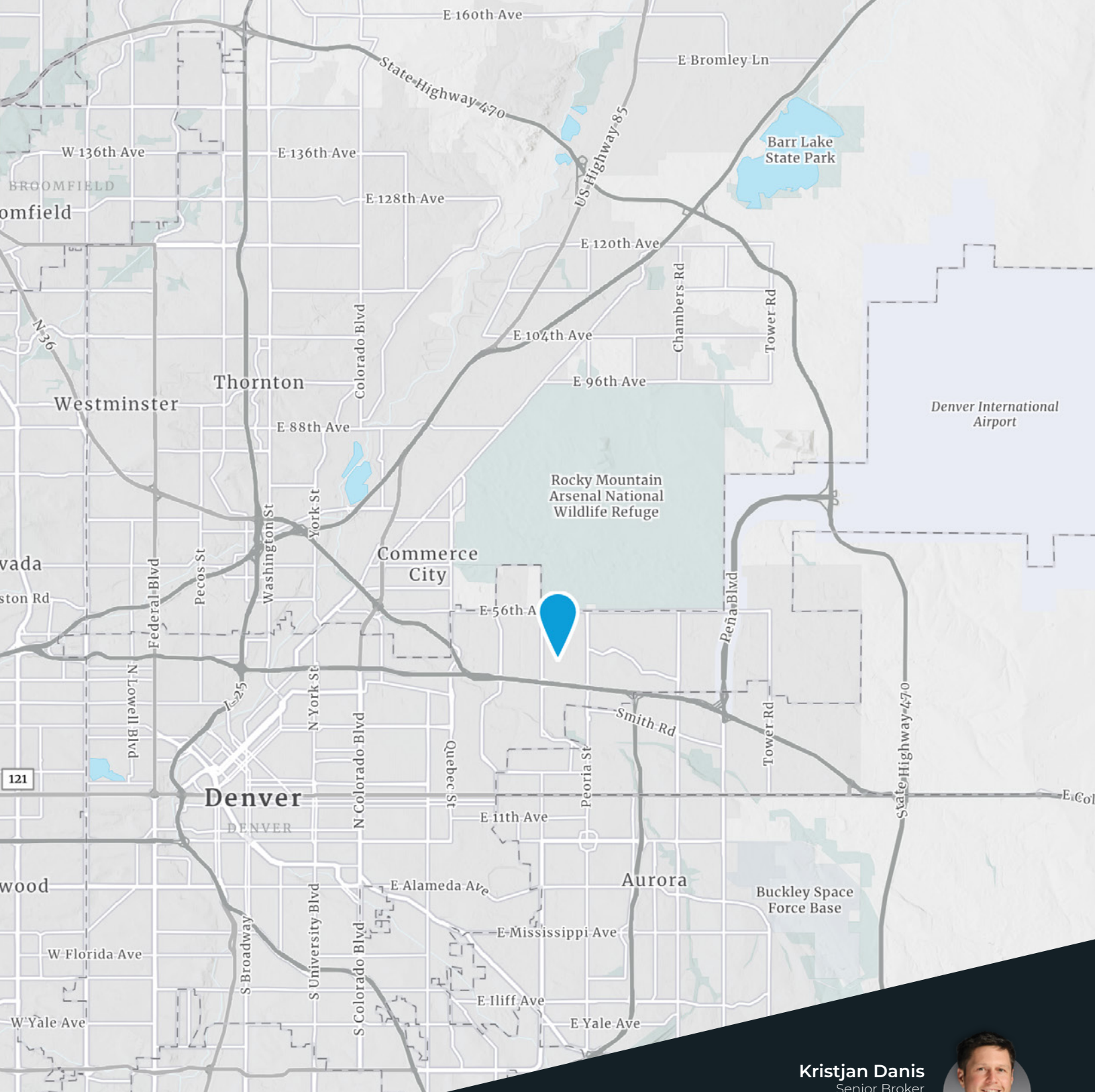


Power:
~4,000 Amp, 3-Phase,
240V (Heavy Power
Capability)



**Equipment Included
(Potential):**
5-ton & 7-ton ice
machines





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