

FOR SALE > INDUSTRIAL BUILDING

4525 Ironton Street

DENVER, COLORADO 80239



SALE PRICE: NEGOTIABLE



Building Information

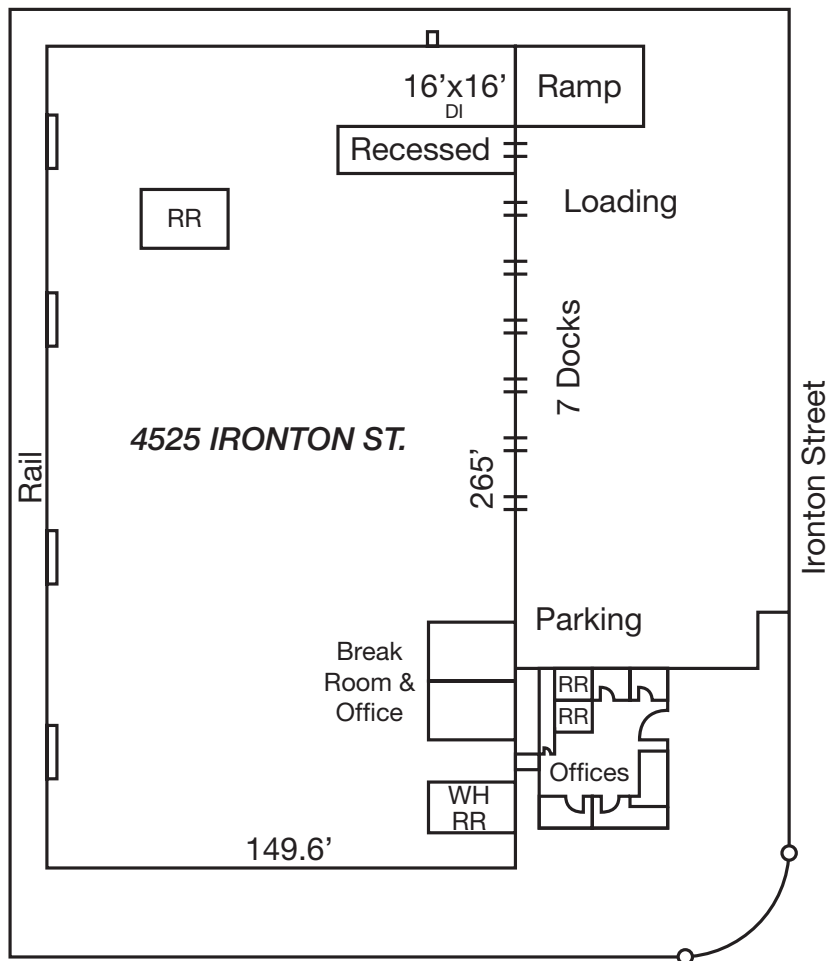
Building SF:	41,770 SF	Zoning:	I-B (Denver County)
Office:	2,000 SF	Loading:	Seven (7) Docks One (1) Oversized Drive-In Door
Lot Size:	1.73 Acres	Columns:	35'w x 40'd
Parking:	Ample	YOC:	1973
Sprinklered:	Yes (Wet)	Taxes:	\$124,609.28 (2024)
Ceiling Height:	21'	Power:	3-Phase-Heavy (Approx. 3,000 TBV)

TIM SHAY
303.283.4594
Tim.Shay@colliers.com

T.J. SMITH
303.283.4576
Tj.Smith@colliers.com

COLLIERS DENVER
4643 South Ulster St., Suite 1000
Denver, CO 80237
www.colliers.com/denver

Floor Plan



Property Highlights

- All new Dock Doors being Installed
- New Oversized Drive-In Door being Installed
- New Paint on Exterior of Building
- Heavy Power! 3,000 Amps-TBV
- Excellent Location with Easy Access to I-70
- Ample Parking
- New LED Lighting in Warehouse
- New Roof in 2021 with Warranty

