



FOR LEASE

4,000 SF Autobody Repair Shop W/ Paint Booth

4440 Morrison Road | Denver, CO 80219



CONTACT:

BRAD GILPIN

SENIOR VICE PRESIDENT

303.512.1196

bgilpin@uniqueprop.com

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

WWW.UNIQUEPROP.COM



4440 MORRISON ROAD

OFFERING SUMMARY

Available SF:	4,000 SF
Lease Rate:	\$7,000 per month (MG)
Zoning:	E-MX-3
Ceiling Height:	10.0 FT
Zoning:	E-MX-3

PROPERTY HIGHLIGHTS

- Lease for just \$7,000/mth plus utilities.
- 2,500 SF shop building with five roll up doors.
- 1,500 SF shop building with two roll up doors, paint booth, and a restroom.
- Do not disturb the existing occupant, shown by appointment only.
- Seven total drive in doors
- Approximately 7,500 SF of parking area
- Restroom with a shower.

4,000 SF AUTOBODY REPAIR SHOP W/ PAINT BOOTH



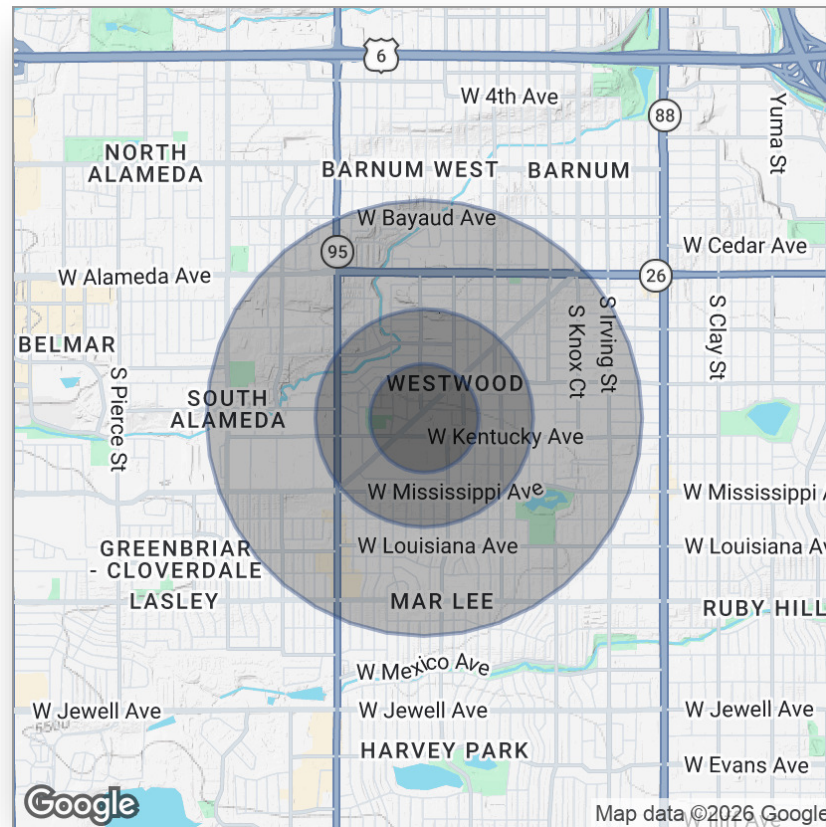
4,000 SF AUTOBODY REPAIR SHOP W/ PAINT BOOTH

	0.25 MILES	0.5 MILES	1 MILE
Total households	727	2,460	8,324
Total persons per hh	3.1	3.2	3.0
Average hh income	\$61,927	\$69,772	\$77,328
Average house value	\$337,350	\$369,056	\$417,088

	0.25 MILES	0.5 MILES	1 MILE
Total population	2,273	7,888	24,847
Median age	27.1	28.9	31.8
Median age (male)	30.0	30.0	31.6
Median age (female)	25.4	27.6	32.9

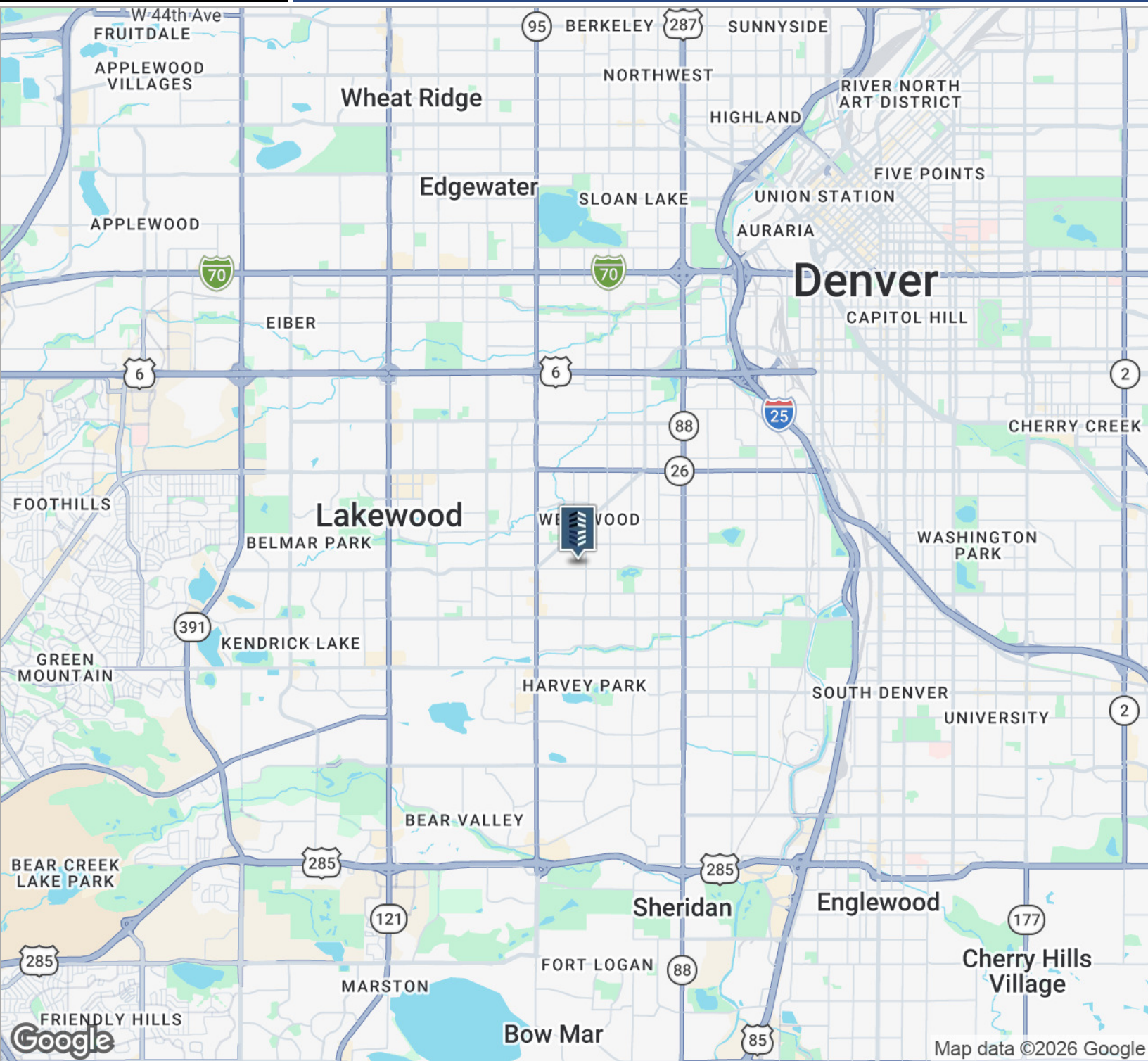
About Denver

Enter text here...



* Demographic data derived from 2020 ACS - US Census

4,000 SF AUTOBODY REPAIR SHOP W/ PAINT BOOTH



CONTACT:

BRAD GILPIN
SENIOR VICE PRESIDENT
303.512.1196
bgilpin@uniqueprop.com

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.