

4900 ACOMA STREET | DENVER, CO

FLEXIBLE LEASE TERMS AVAILABLE



FOR LEASE
\$6.50/SF NNN

39,144 SF
AVAILABLE IMMEDIATELY

**CENTRAL DENVER INDUSTRIAL WITH
DIRECT I-25 VISIBILITY & SIGNAGE**



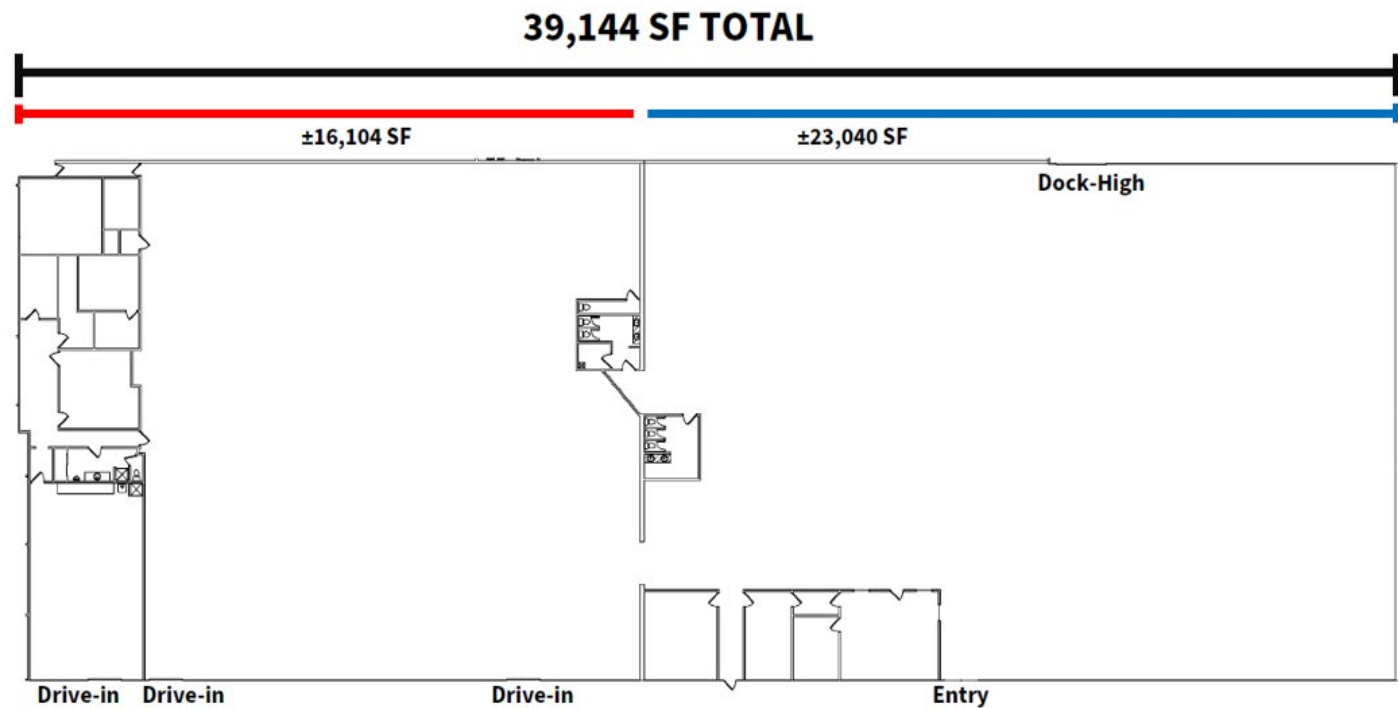
4900 ACOMA STREET | DENVER, CO

- Irreplaceable Central Location
- On-Building and Billboard Signage
- Enterprise Zone Location
- LED Lighting in Warehouse To Be Installed
- Less than 10 Minutes from Downtown Denver
- Access off I-25 and 58th Ave

PROPERTY HIGHLIGHTS

- **Available SF:** 39,144
- **Office SF:** ±4,000
- **Warehouse SF:** ±35,144
- **Drive-In:** Three (3) Drive-in Doors (10' X 10')
- **Dock High:** One (1) Dock High Door
- **Clear Height:** 14'-16'
- **Power:** 400 Amps, 240V, 3-Phase (TBV)
- **Sprinklers:** Yes, wet sprinkler system
- **Parking Spaces:** 20 Spaces with additional located behind building
- **Zoning:** I-A, UO-2 - Denver County
- **Operating Expenses:** \$3.12/SF (2024)
- **Lease Rate:** \$6.50/SF NNN

FLOOR PLAN



LOCATION

- Access to I-25, I-70, I-76, I-270 and US 36
- Access to over 2.5 million people within 30 minute drive
- Close Proximity to RINO and National Western Redevelopment
- Lowest operating expenses in North Central Submarket



DOWNTOWN

RINO



4900 Acoma Street

NATIONAL WESTERN CENTER REDEVELOPMENT

WASHINGTON ST



QUANTUM 56 HINES

PIVOT DENVER WESTFIELD

BROADWAY

ACCESS:	
I-76	1.3 Miles
I-70	1.5 Miles
I-25	0.1 Miles
US-36	2.5 Miles
Downtown Denver	1.5 Miles
Denver Int'l Airport	21.5 Miles
Denver Tech Center	16.8 Miles

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