

FOR SALE OR LEASE > INDUSTRIAL BUILDING

4525 Ironton Street

DENVER, COLORADO 80239

Colliers

SALE PRICE: NEGOTIABLE
LEASE RATE: NEGOTIABLE



Building Information

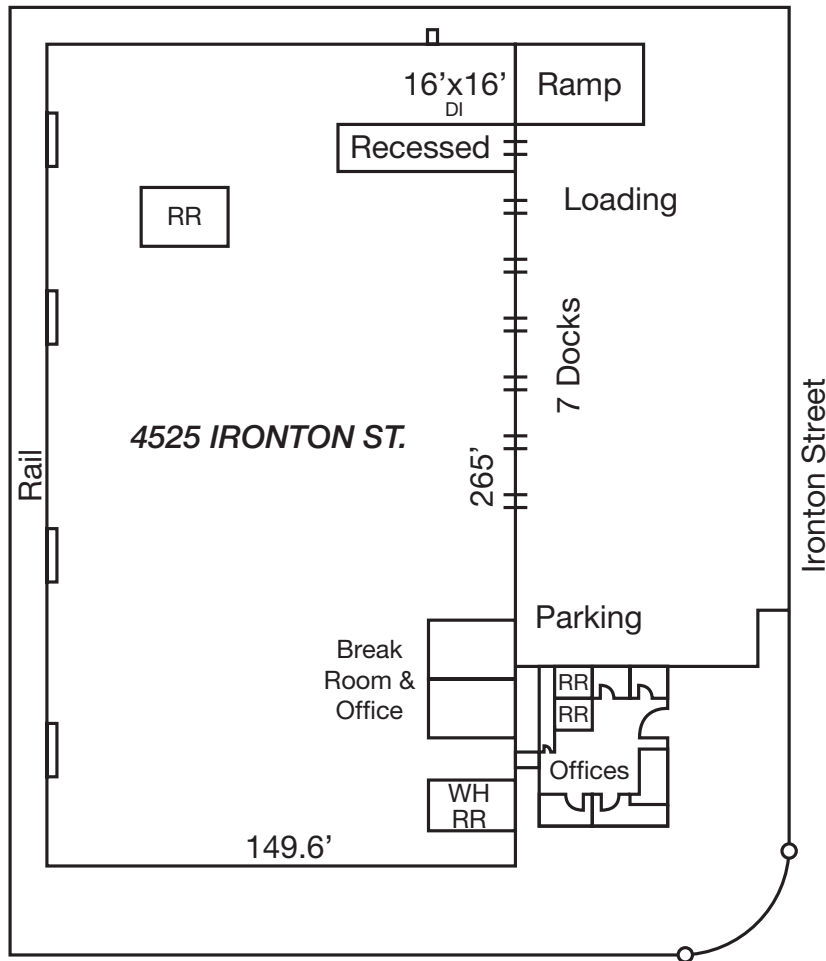
Building SF:	41,770 SF	Zoning:	I-B (Denver County)
Office:	2,000 SF	Loading:	Seven (7) Docks One (1) Oversized Drive-In Door
Lot Size:	1.73 Acres	Columns:	35'w x 40'd
Parking:	Ample	YOC:	1973
Sprinklered:	Yes (Wet)	Taxes:	\$123,890.18 (2026)
Ceiling Height:	21'	Power:	3-Phase-Heavy (Approx. 3,000 TBV)

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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

