



Accelerating success.

For Sale and Lease

OWNER-USER OPPORTUNITY

4675 Kingston Street,
Denver, CO 80239

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Property Highlights

- Quick access to I-70
- Property to be delivered in white box condition upon departure of tenant.
- Dock-high loading
- 14 designated spaces for user
- Great street parking to support on-site parking
- Possible rail service
- Heaviest industrial zoning in the city of Denver - IB
- Below the Energize Denver benchmarking threshold
- Building is fully sprinklered
- Heavy power: 3,000 amp, 480-volt, 3-phase electrical service (to be verified by licensed electrician)
- Floor drains in warehouse

Sale Price:

\$3,555,000 (\$155.09/SF)

Lease Rate:

\$8.75/SF NNN

Property Overview

Address: 4675 Kingston Street, Denver, CO 80239

Property Type: Industrial

Building Size: 22,922 SF

Lot Size: 0.93 AC

Zoning: I-B (City of Denver)

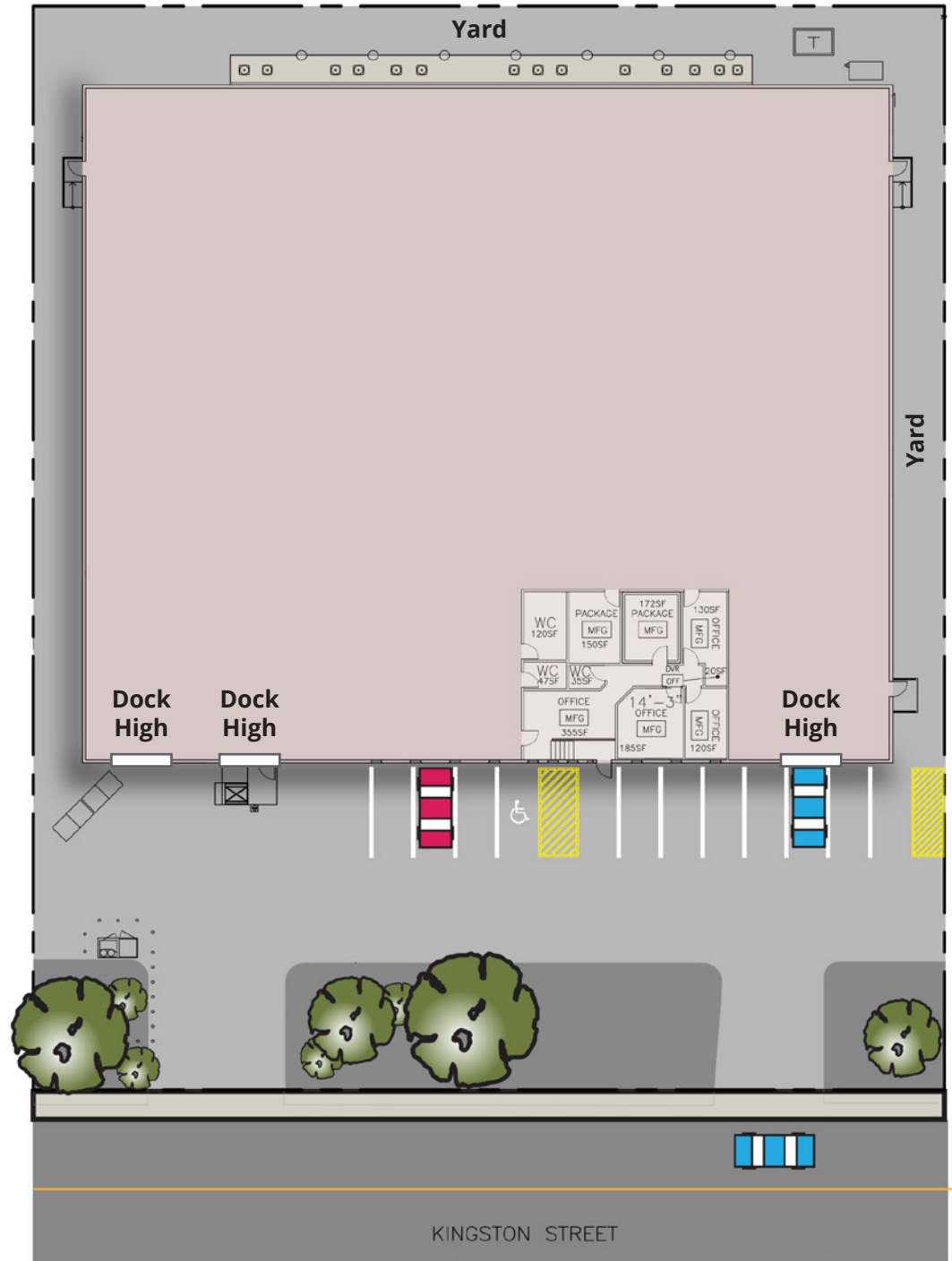
Year Built: 1970

Clear Height: 17'



Floor Plan Rendering

(To be delivered in white box condition)



Parcel Overview



Surrounding Industrial

MONTBELLO



CO Dist. Group

Denver Mattress

Ball Corp. Denver

Airhead Sports Group

Acme Distribution



United Rentals





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