



# FOR LEASE - WAREHOUSE W YARD

23,011 SF With 1 AC Yard

4751 Fox St. | Denver, CO 80216



Located DIRECTLY on I-70, Tremendous Exposure, 1 AC FENCED/PAVED Yard

## CONTACT:

### GREG KNOTT

EXECUTIVE VICE PRESIDENT

303.512.1156

gknott@uniqueprop.com

### EARL DUFFY

SENIOR BROKER ASSOCIATE

303.512.2732

eduffy@uniqueprop.com

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

WWW.UNIQUEPROP.COM

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# LEASE OPPORTUNITY | MIDDLE/GARAGE BUILDING



## **GARAGE BUILDING**

**SIZE: +/- 3,200 SF**  
**FIVE (5) - 8' X 20'**  
**ROLL UP GARAGE DOORS**

## **MIDDLE BUILDING**

**SIZE: +/- 19,811 SF**  
**CRANES: 2 - 5 TON, 2 - 3 TON**  
**DOORS: 4 DRIVE IN'S (12.5' X 18')**  
**RADIANT HEAT**  
**20 FT WIDE COLUMNS**  
**WEST CLEARANCE: 18'7"**  
**MIDDLE CLEARANCE: 12'1"**  
**EAST CLEARANCE: 15'8"**

## **OFFERING SUMMARY**

<b>Available SF:</b>	23,011 SF
<b>Office SF:</b>	> 200 SF -Additional SF Available, see below or contact Agent
<b>Lease Rate:</b>	\$12.75/SF NNN
<b>Est. NNN:</b>	\$5.01/SF
<b>Parking/Yard:</b>	~1 AC - Fenced & Paved
<b>Clear Height:</b>	15'-20'
<b>Power:</b>	600 Amp 480 VT 3 PH
<b>Loading:</b>	Four 12.5'x18' Drive in Doors Five 8'x20' Drive in Doors
<b>Ceiling Height:</b>	40.0 FT
<b>Zoning:</b>	I-B Heavy Industrial

## **PROPERTY OVERVIEW**

23,011 SF of warehouse spread across 2 buildings. One building with 19,811 SF and 4 cranes in place. This building has drive through capabilities and multiple points of access. Radiant heat throughout, and a small foreman office and bathroom located within the building - Landlord is willing to add additional office space in the form of a modular office structure between 700-1500 SF - red outline above.

1 AC of Fenced and Paved Yard Space with easy access to both buildings and the entire site.

3,200 SF of "Garage" style warehouse. Very easily divisible for personal or vehicle storage. Very simple and well built metal building. Easy Access to the yard space and driveway, and great visibility for a sign facing I-70.

## **PROPERTY HIGHLIGHTS**

- Drive Through Capabilities
- Paved and Fenced Yard Space
- Great Visibility
- Additional Office Available
- 4 Cranes in Place







