

FOR LEASE

4905 Ironton Unit A

@ 4901 IRONTON STREET

Denver, CO 80239

PRESENTED BY:

JEFF HEINE

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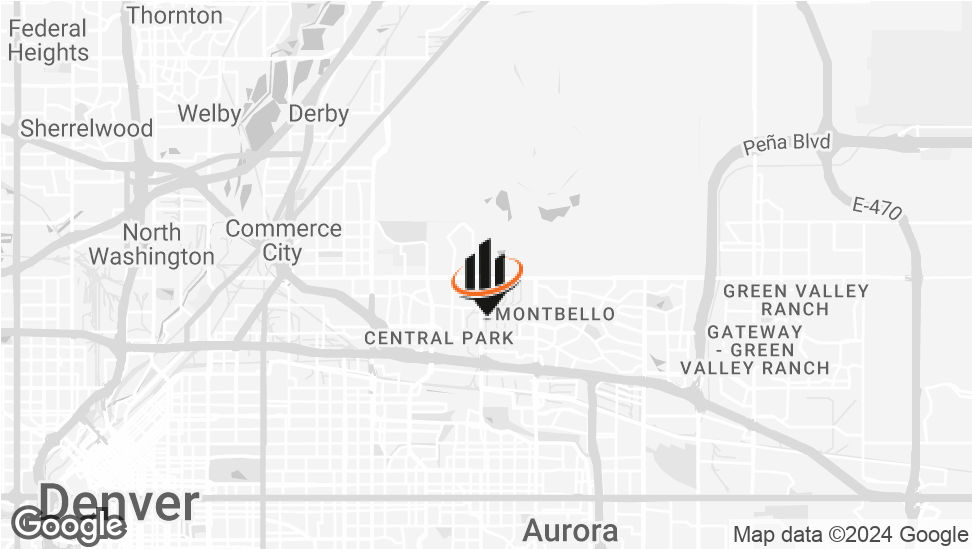
COREY MURRAY

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$8.00 SF/yr (NNN)
BUILDING SIZE:	49,095 SF
AVAILABLE SF:	15,980 SF
ZONING:	I-B
POWER:	3 Phase 240V
LOADING:	Dock High
CLEAR HEIGHT:	22'-26'

PROPERTY OVERVIEW

SVN | Denver Commercial as exclusive advisor is pleased to present for lease 4905 Ironton Unit A. This warehouse/office space features high clear height ceilings with dock high loading. It has an excellent location located in the Montbello submarket, with great access off of I-70 & Havana. There is well-distributed power with drop downs available throughout the warehouse. The finished office space has it's own private entrance with a reception area, three offices, a break room with a kitchenette, and two restrooms.

PROPERTY HIGHLIGHTS

- Drive in & dock high loading (9'x9' and 10'x10')
- 800 amps, 240v 3p power (TBV)
- 22-26 foot clear height

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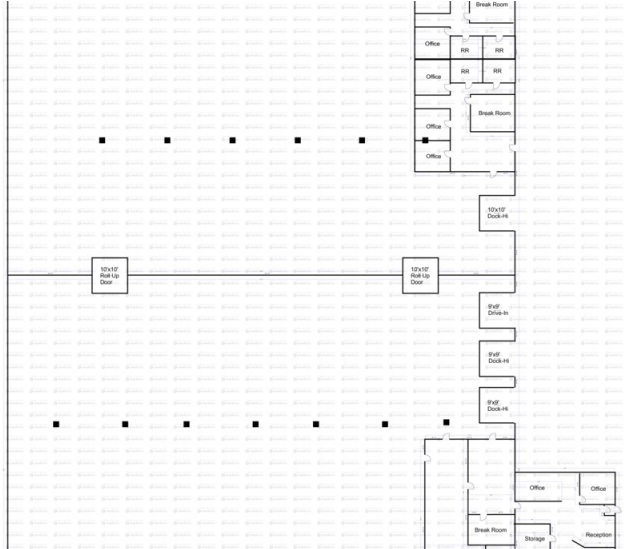
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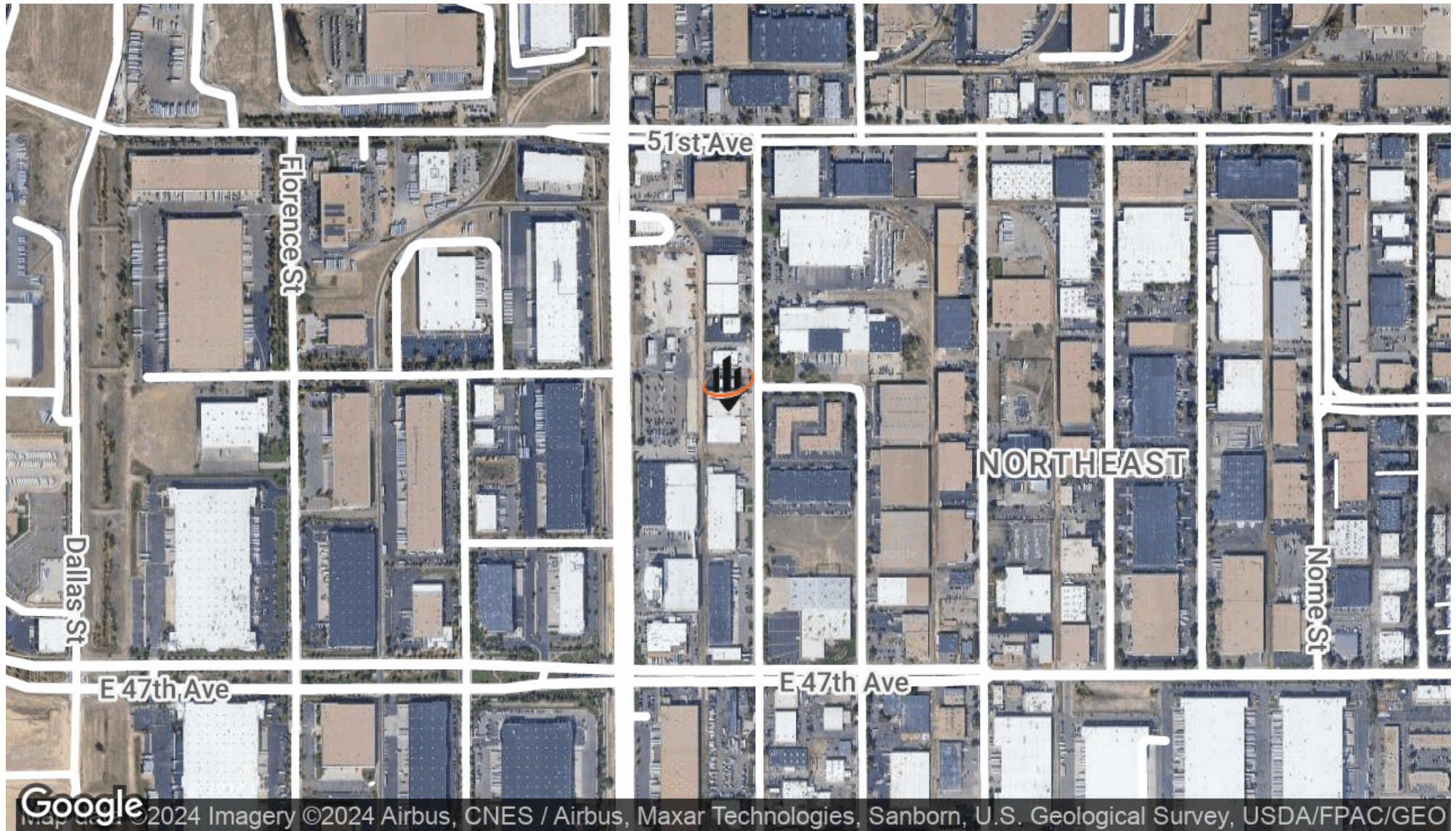
ADDITIONAL PHOTOS & FLOOR PLAN



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

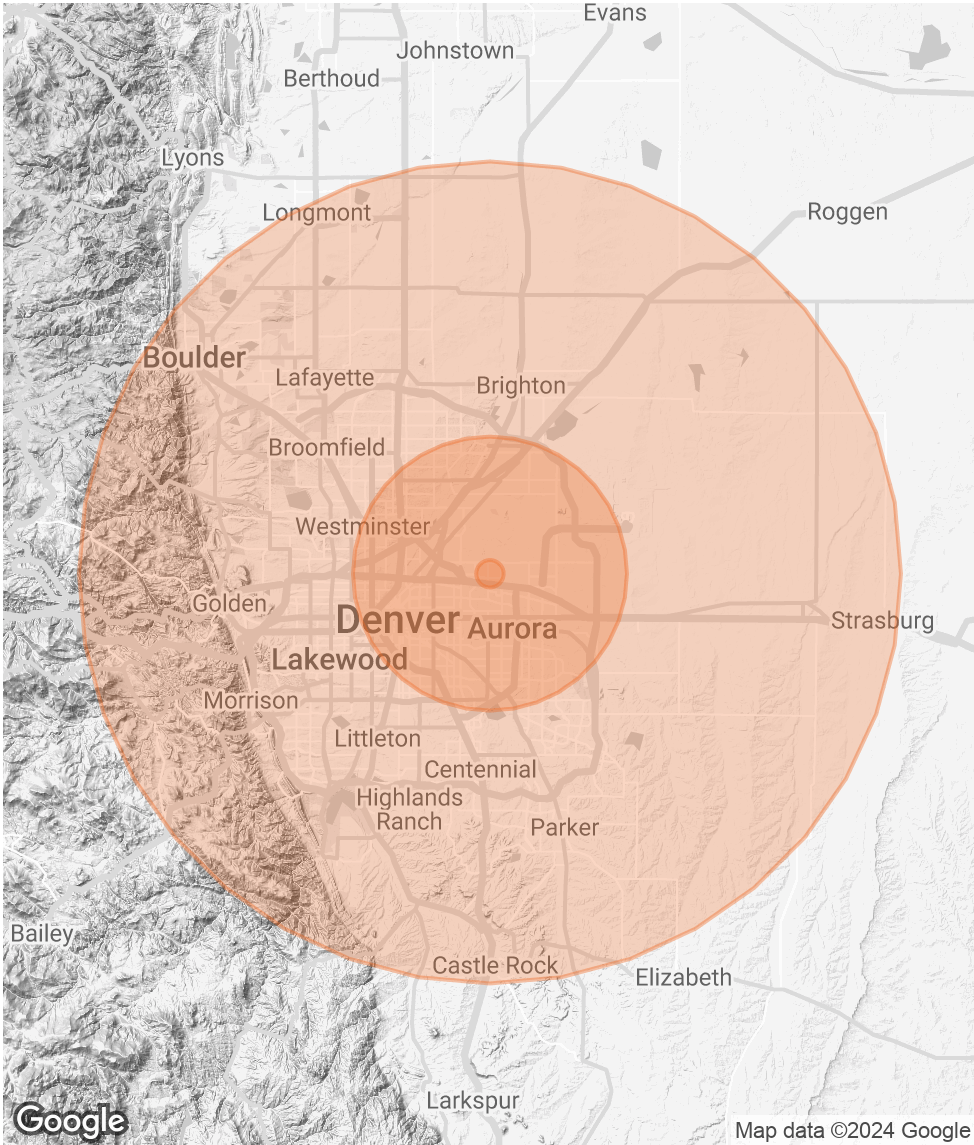
POPULATION 1 MILE 10 MILES 30 MILES

TOTAL POPULATION	2,112	924,525	3,185,577
AVERAGE AGE	33.7	33.8	35.9
AVERAGE AGE (MALE)	34.8	33.4	35.2
AVERAGE AGE (FEMALE)	32.2	34.4	36.6

HOUSEHOLDS & INCOME 1 MILE 10 MILES 30 MILES

TOTAL HOUSEHOLDS	492	387,977	1,254,516
# OF PERSONS PER HH	4.3	2.4	2.5
AVERAGE HH INCOME	\$146,410	\$64,603	\$80,362
AVERAGE HOUSE VALUE	\$489,868	\$298,607	\$312,808

* Demographic data derived from 2020 ACS - US Census



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