



**FOR SALE**

# Centrally Located, High Clear Warehouse

**4901 IRONTON STREET**

Denver, CO 80239

**PRESENTED BY:**

**JEFF HEINE**

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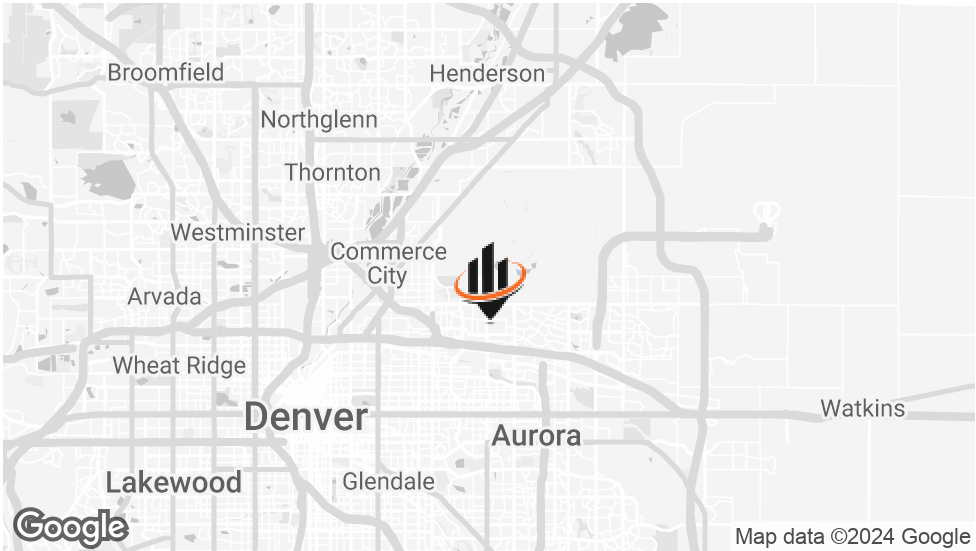
**COREY MURRAY**

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# FOR SALE: 4901 IRONTON ST, DENVER



## OFFERING SUMMARY

SALE PRICE:	\$6,750,000
BUILDING SIZE:	49,095 SF
LOT SIZE:	72,790 SF
PRICE / SF:	\$137.49
YEAR BUILT:	1969
ZONING:	I-B

## PROPERTY OVERVIEW

SVN | Denver Commercial as exclusive advisor is pleased to present for sale 4901 Ironton St, Denver. This industrial warehouse would be ideal for a user who wants to either occupy between ~25,000 to ~50,000SF, or an investor who wants to rent out the building to the existing month-to-month tenants. The property benefits from a minimum 22' clear height, an excellent location, both dock high and drive-in loading, and it has been very well maintained.

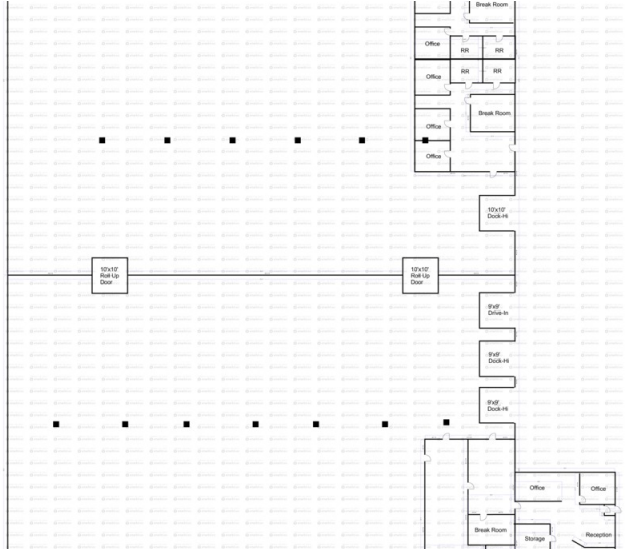
## PROPERTY HIGHLIGHTS

- Excellent core Denver location with tremendous access to I-70, downtown & DIA
- Minimum 22' clear height
- 800 amps, 240v 3p power (TBV)
- Well maintained property

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ADDITIONAL PHOTOS

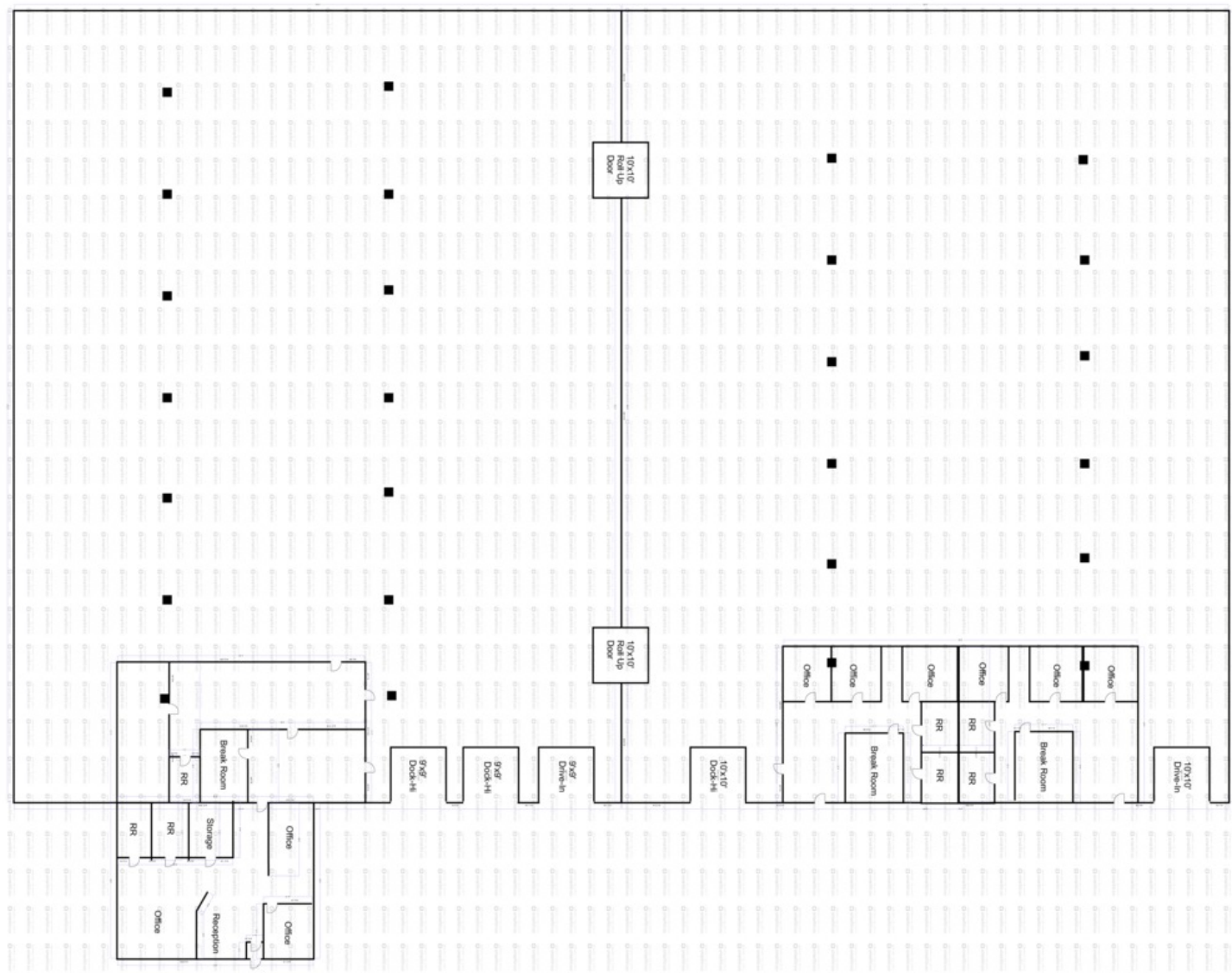


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FLOOR PLAN



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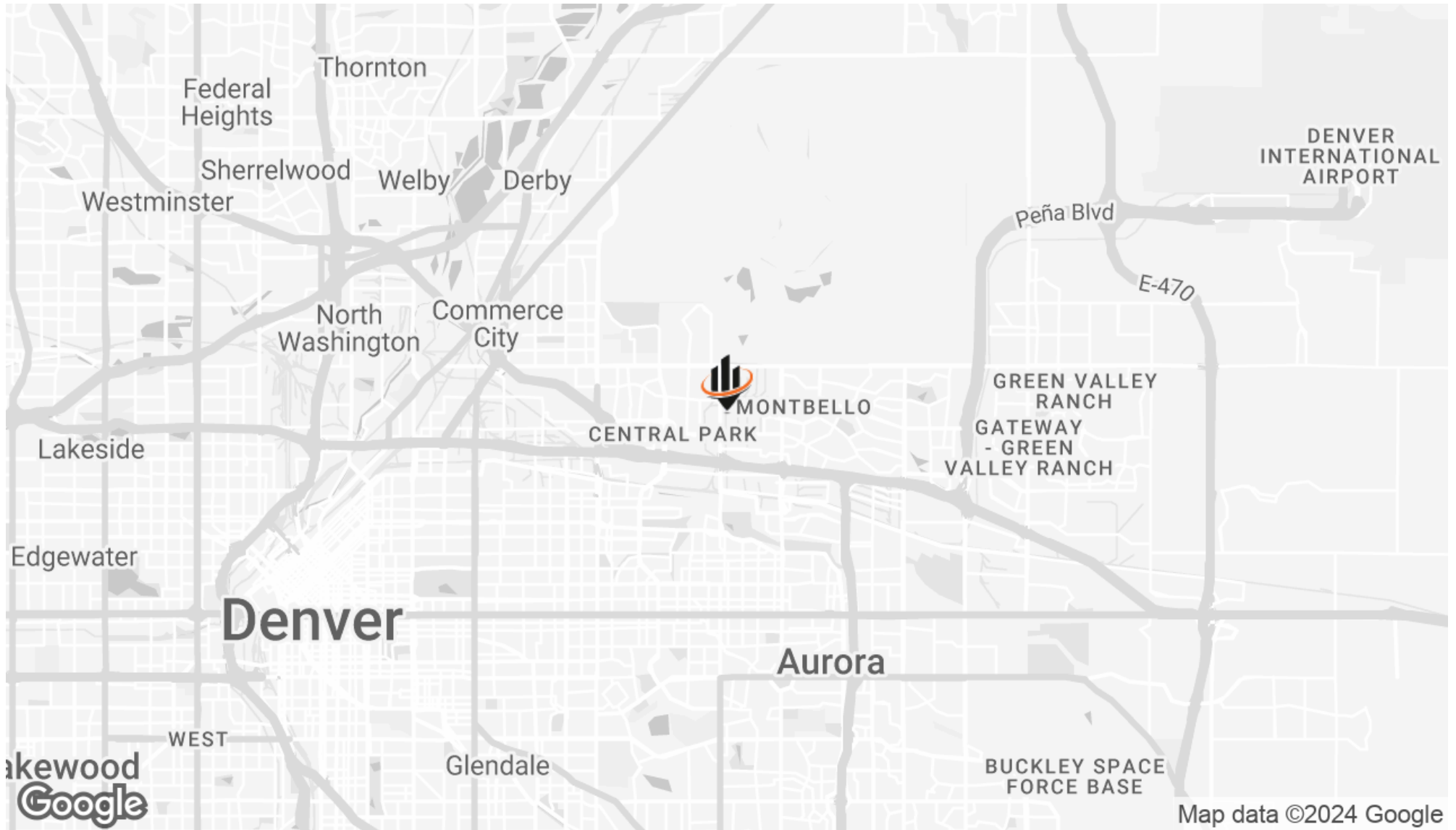
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## LOCATION MAP



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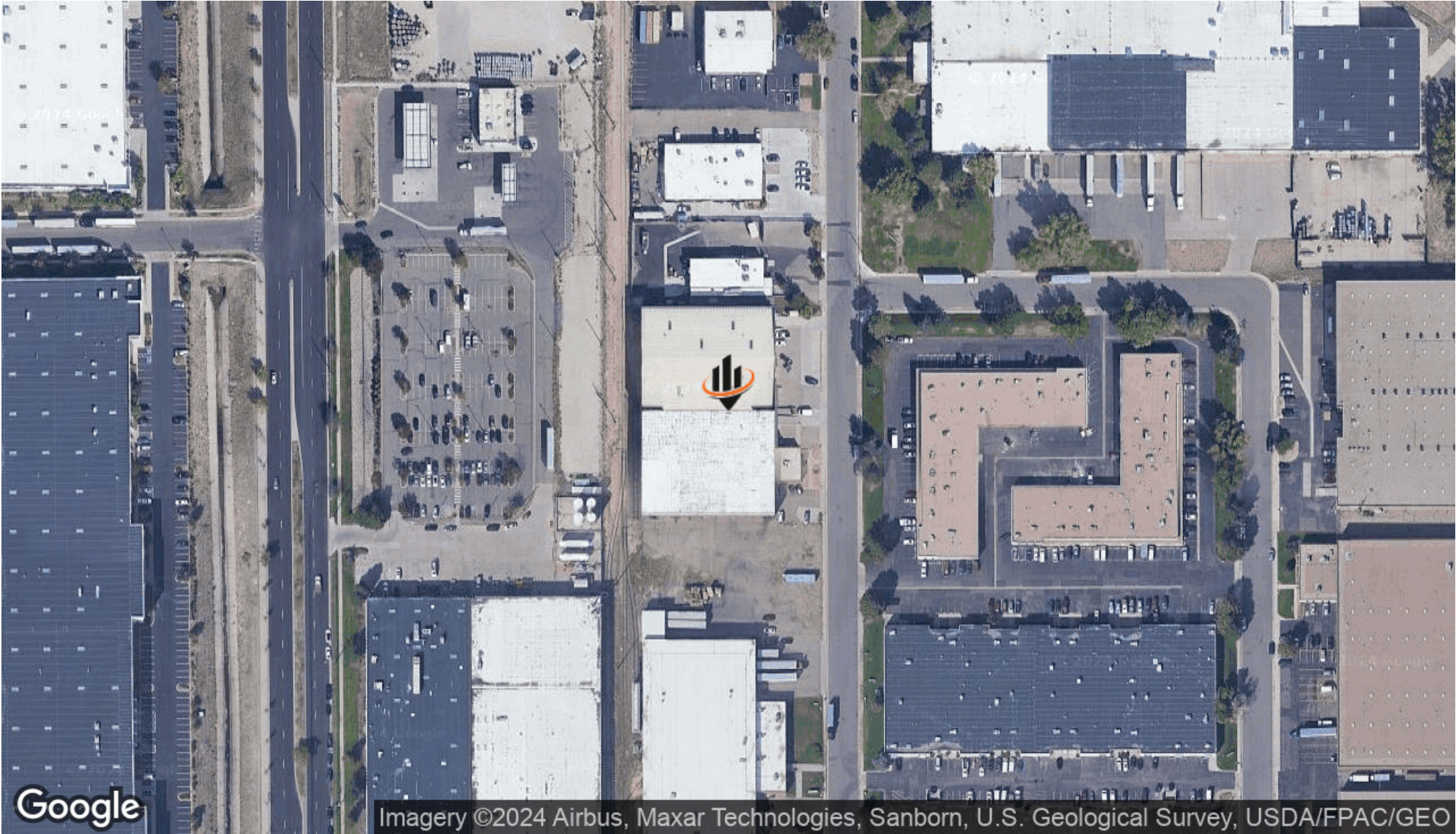
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AERIAL MAP



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