



FOR LEASE

Office Warehouse - 11,406 SF
4959 Colorado Blvd | Denver, CO 80216

**Accessible Industrial/Warehousing Space Off
I-70 On Colorado Blvd.**

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UNIQUE PROPERTIES

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OFFERING SUMMARY

Available SF:	11,406 SF
Lease Rate:	\$9/SF NNN
Est. NNN Expenses:	\$3.00/SF
Power:	Heavy 3 PH (TBV)
Dock High Positions:	3
Loading Doors:	Three 8'x10'
Ceiling Height:	11.0 FT
Year Built:	1955
Zoning:	I-A
City/County:	Denver/Denver

PROPERTY OVERVIEW

General industrial/warehousing space located directly North off of I-70 on Colorado Blvd. The total available space of 11,406 SF has general office/warehouse buildout, The loading area is located between the 2 spaces with 3 covered dock high positions and 2 loading doors leading to the staging area located in the center and another leading to the Southern Warehouse space.

PROPERTY HIGHLIGHTS

- Well Located right off I-70 & Colorado Blvd
- **LOW OPERATING EXPENSES**
- Heavy 3 phase power
- 3 Covered Dock high loading positions with levelers
- Two (2) 8'x10' Loading doors - One to Staging Area and 2nd on the South Side of Loading Dock
- Open staging area behind loading docks
- LL can Remove Drop Ceiling for right Tenant - Barrell Roof above

4959 COLORADO BLVD 8,236 SF GENERAL WAREHOUSING





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