



FOR LEASE

15,295 SF Office Warehouse W/ Dock & Drive

4740 Lima St | Denver, CO 80239



Class A Industrial Space With 24' Ceilings, Fully Sprinklered With 3,000 SF Office

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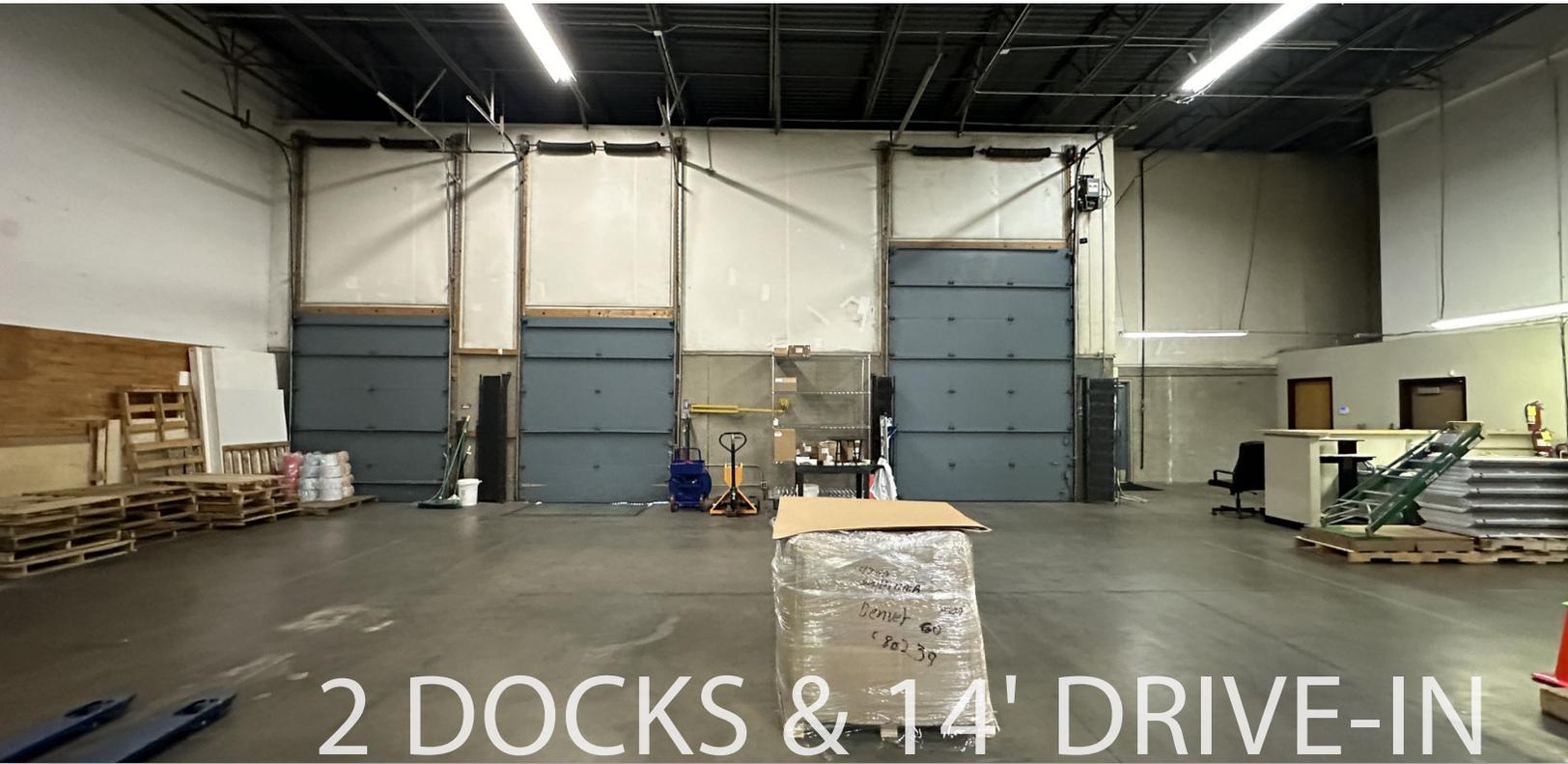
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400 S. BROADWAY

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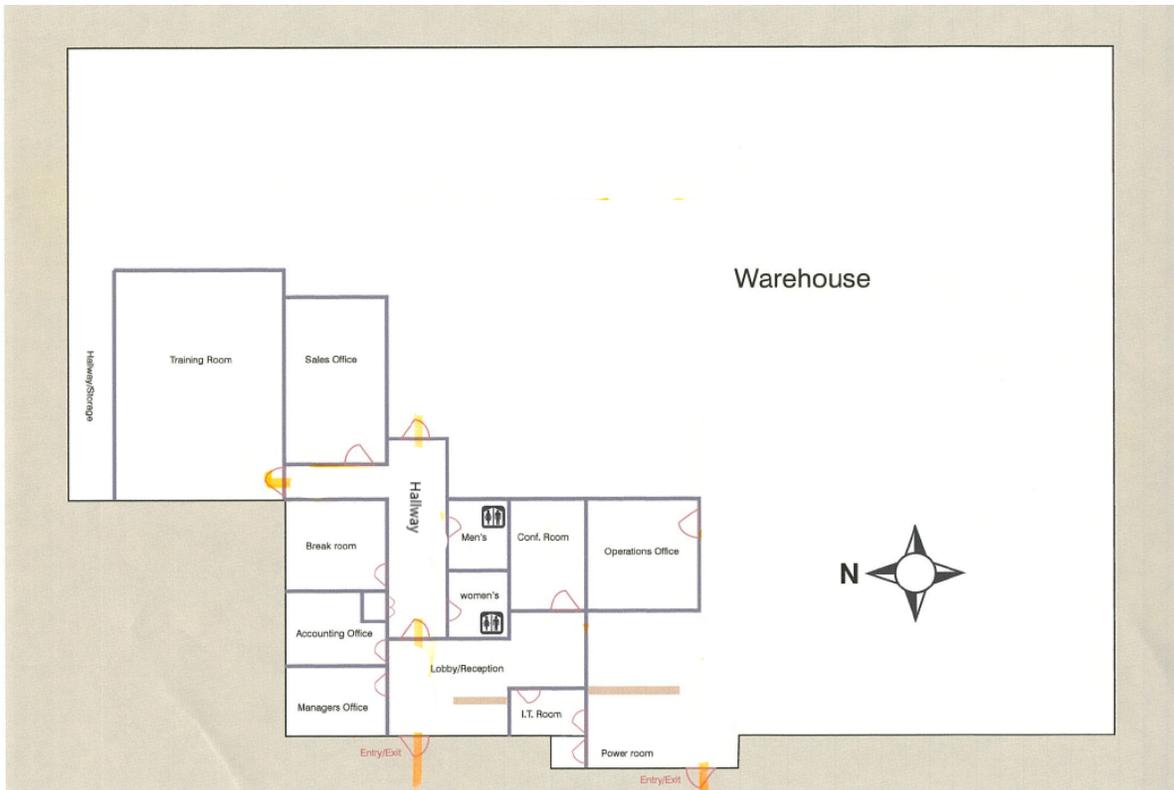
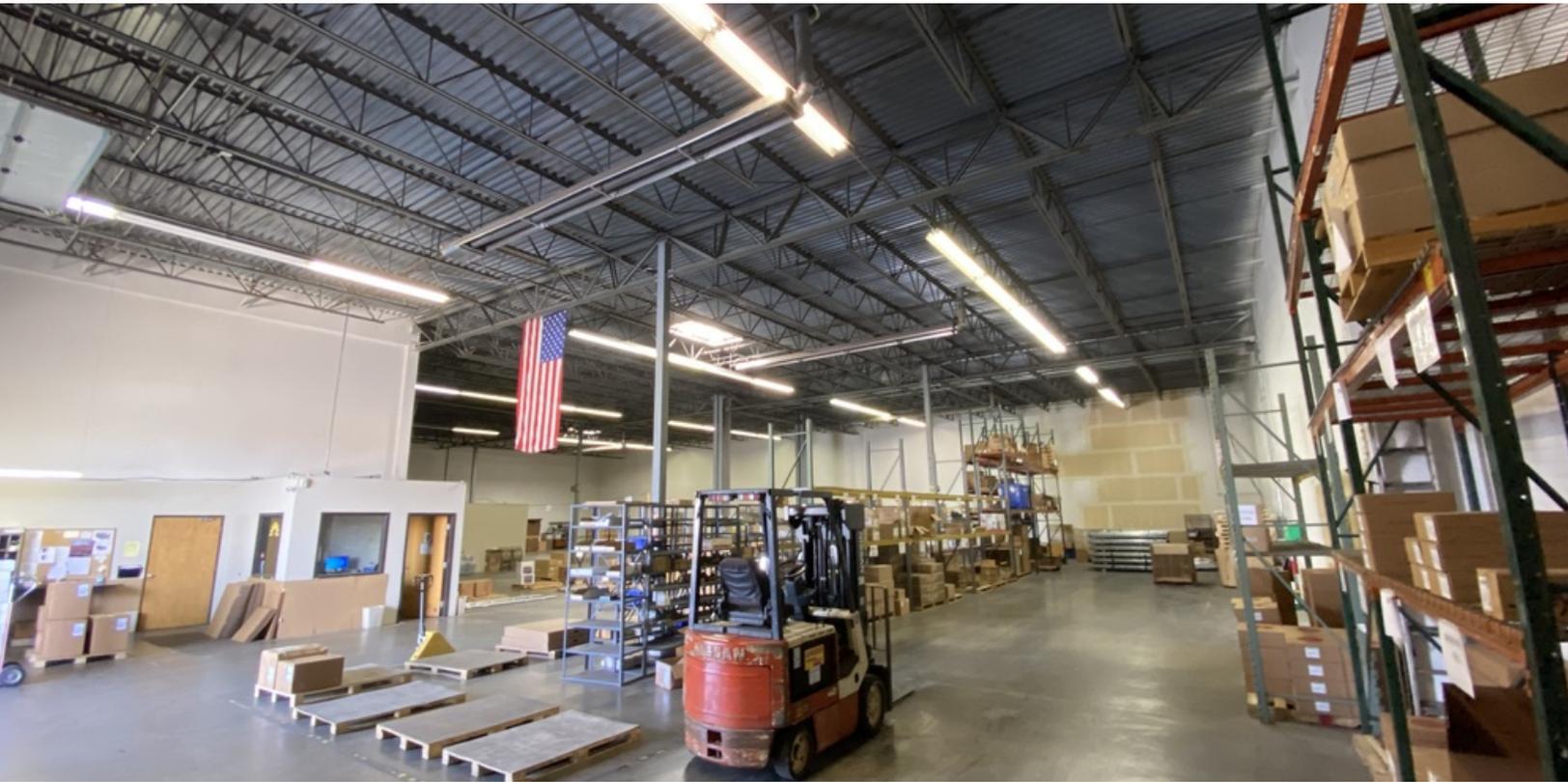
2 DOCKS & 14' DRIVE-IN

OFFERING SUMMARY

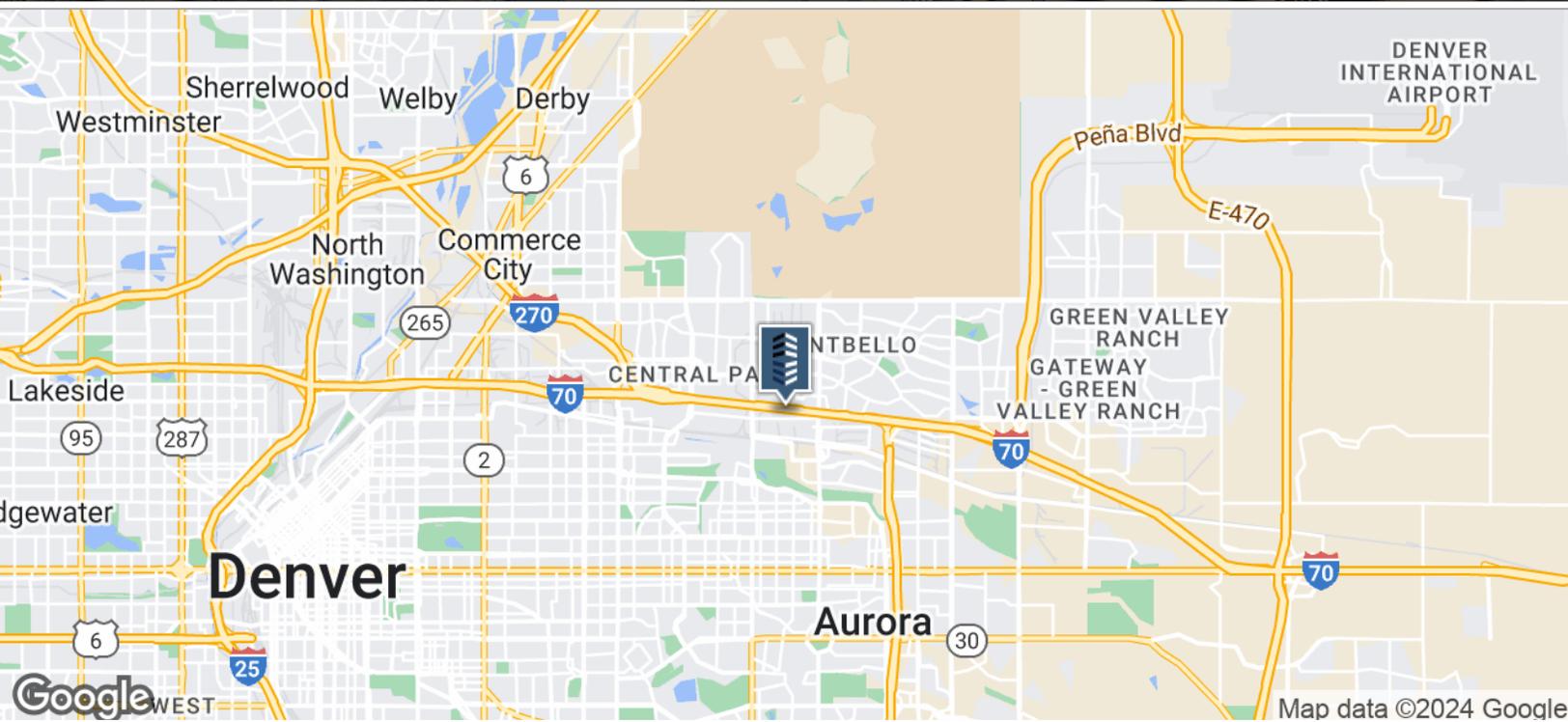
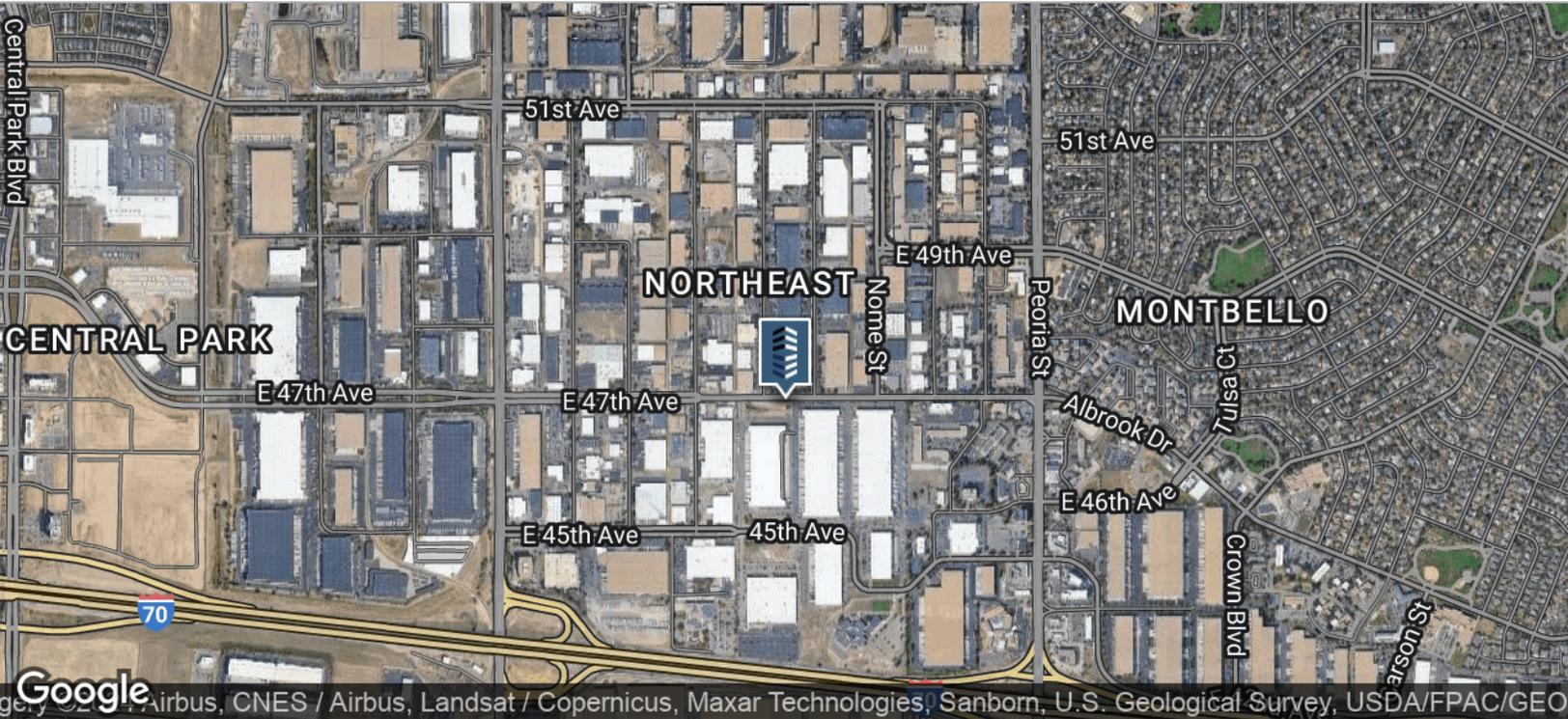
Available SF:	15,295 SF
Lease Rate:	\$8.50/SF MG
Dock High Doors:	2
Drive In Doors:	1 - 12'x14'
Office:	3,000 SF
Power:	600 SF 3-PH
Sprinklers:	Yes- Wet System
Ceiling Height:	24.0 FT
Zoning:	I-B
City/County	Denver/Denver

PROPERTY HIGHLIGHTS

- Well located in the Montbello Industrial Park off of 47th Ave.
- Great access to and from Interstate 70 and Peoria St.
- Generous clear height at 23'
- Radiant heating throughout warehouse areas
- NEW AC unit feeding into the office area
- 3,000 SF of office with new paint and flooring, 2 ADA restrooms, break room with water, bullpen area, conference room and 5 privates as well as reception/waiting area
- Excellent location, extremely clean, best rate in the entire submarket. This is has been the home for DISH Network for the last 20 years, upgraded corporate finish, new flooring/paint in office area, 24' clear ceiling with both dock and drive in loading







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