



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**

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

(p) 303.321.5888

(f) 303.321.5889

WWW.UNIQUEPROP.COM



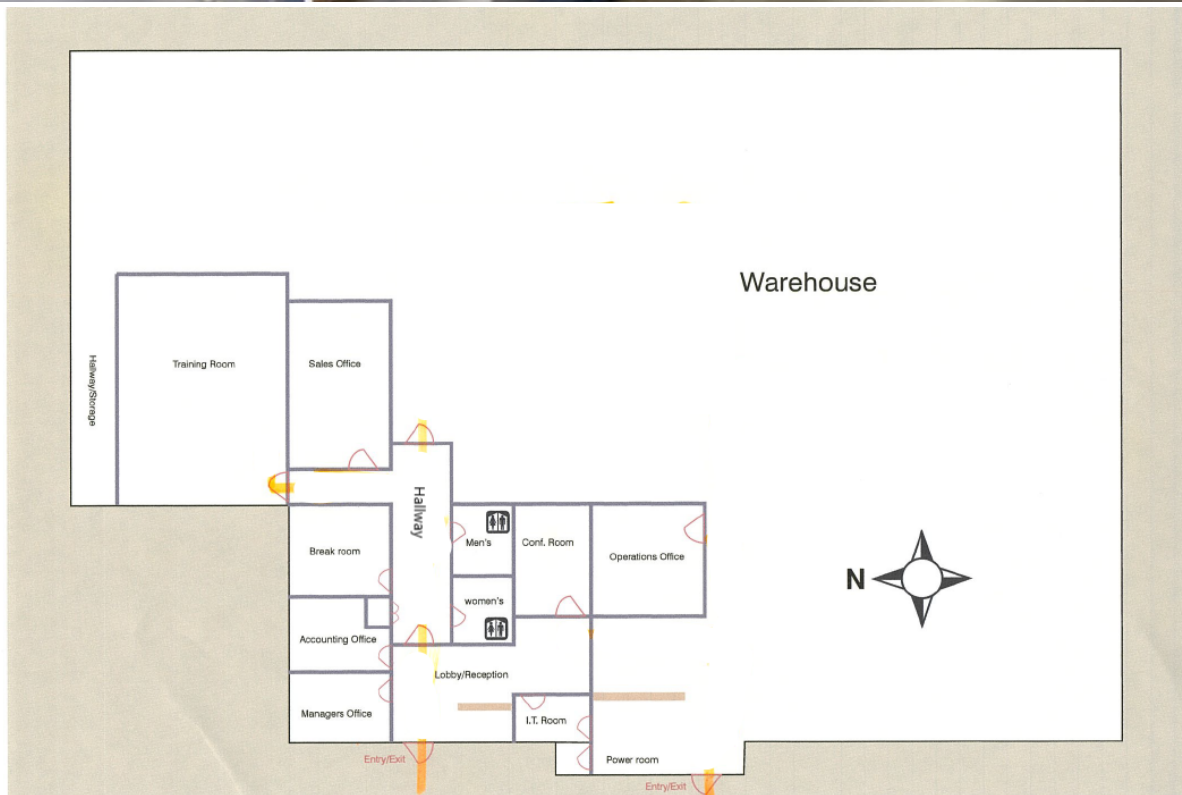
2 DOCKS & 14' DRIVE-IN

OFFERING SUMMARY

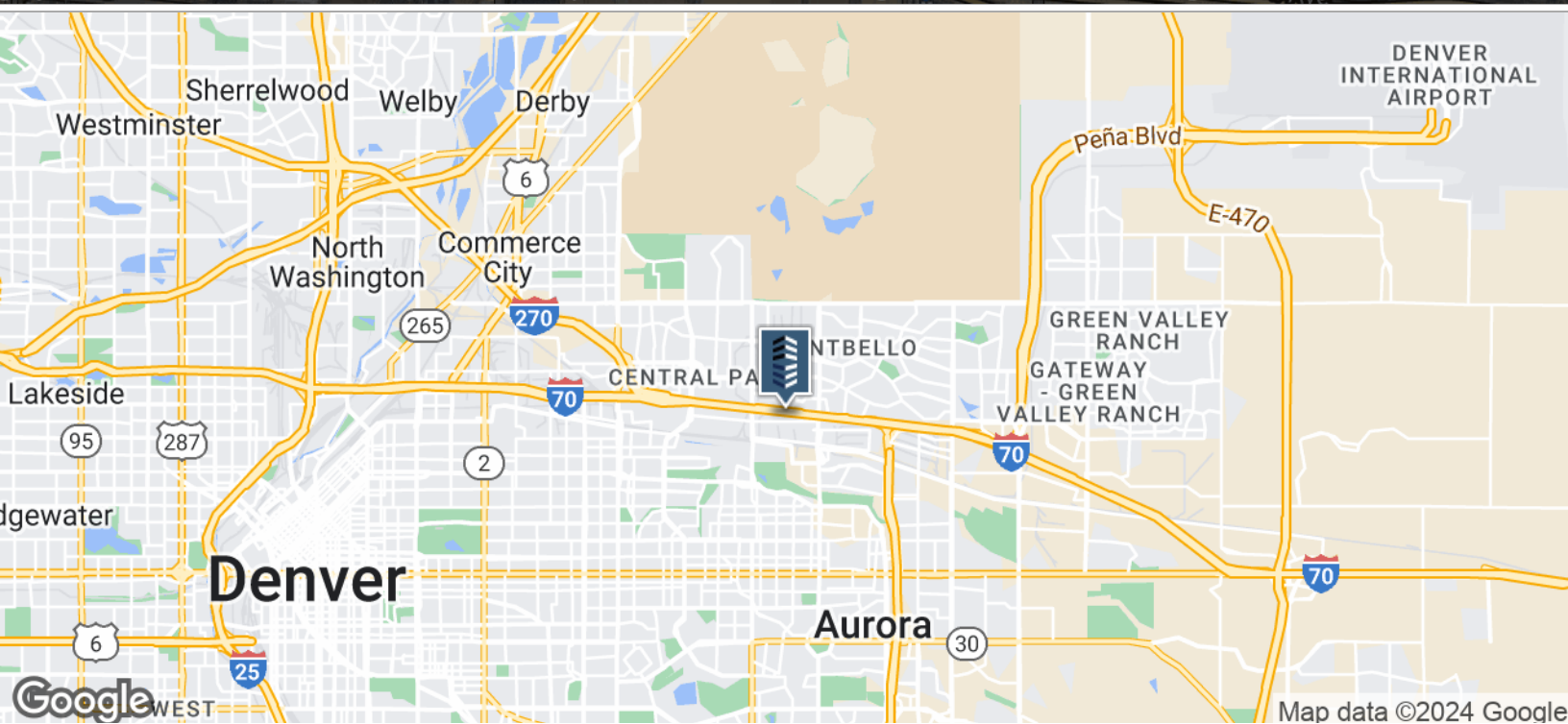
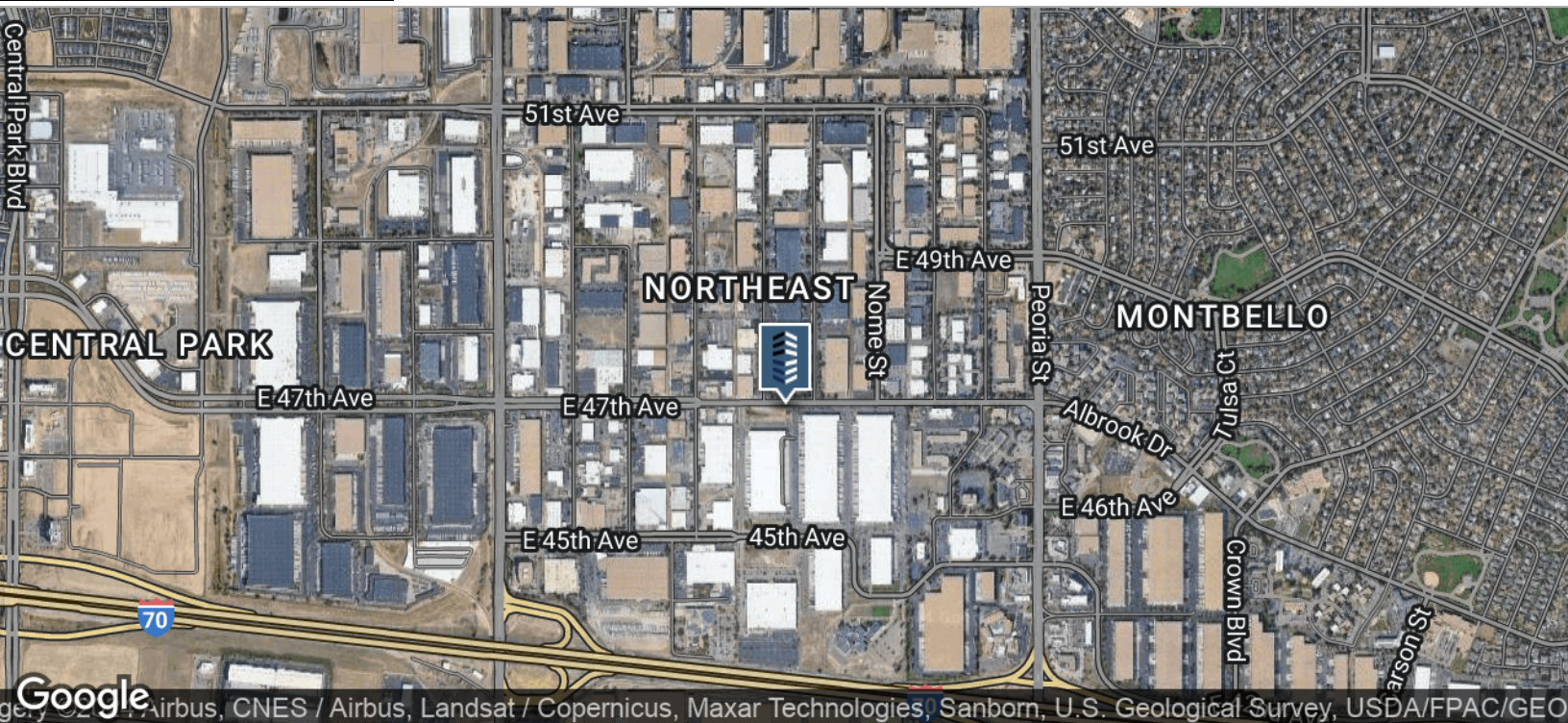
Available SF:	15,295 SF
Lease Rate:	\$8.50/SF MG
Dock High Doors:	2
Drive In Doors:	1 - 12'x14'
Office:	3,000 SF
Power:	600 SF 3-PH
Sprinklers:	Yes- Wet System
Ceiling Height:	24.0 FT
Zoning:	I-B
City/County	Denver/Denver

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 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







CONTACT:

GREG KNOTT

EXECUTIVE VICE PRESIDENT

303.512.1156

gknott@uniqueprop.com

EARL DUFFY

SENIOR BROKER ASSOCIATE

303.512.2732

eduffy@uniqueprop.com

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.



WWW.UNIQUEPROP.COM