

5135 | **YORK STREET**
DENVER, CO 80216

\$12-15/SF NNN
LEASE RATE

INDUSTRIAL



WITH OUTDOOR STORAGE



**DENVER INFILL
SPECIALISTS**



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Building Size:	13,620 SF
Lot Size:	77,196 SF (1.77 AC)
Lease Rate:	\$12 -15 SF/yr (NNN)
NNN's:	TBD
Year Built:	1962
Ceiling Height:	16'-19'
Drive-In Doors:	18 (15' x 10')
Drive Through Doors:	6
Zoning:	I-B

PROPERTY OVERVIEW

Unique Properties, Inc. is pleased to present the former United Materials Building at 5135 York St. The Property's access to Denver's major highways and arterials is unmatched as it is located just off I-70 and Brighton Blvd. The property includes a 13,620 SF building equipped with 16 large drive-in doors on a 1.77 acre lot with heavy industrial zoning that allows for outdoor storage. The adjacent parcels are also available for lease with over 5 additional acres available at \$5,000/ AC per month NNN.

PROPERTY HIGHLIGHTS

- Large Lot with heavy Industrial Zoning that allows for Outdoor Storage
- 18 Drive in Doors (15' x 10')
- Large Warehouse Space with Locker Room/ Breakroom
- User-friendly office with over a dozen private Offices and a Conference Room
- Exceptional Access to Brighton Blvd and I-70
- Kitchenette

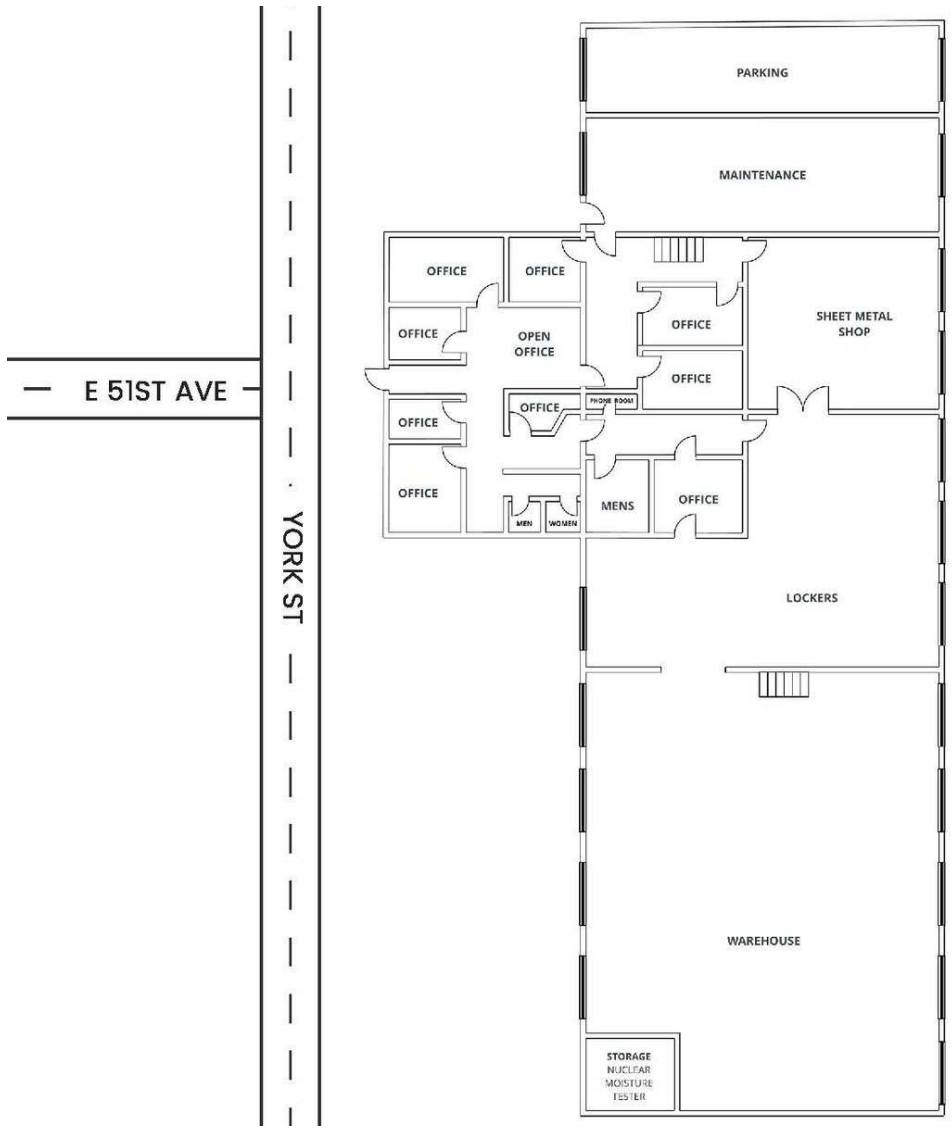


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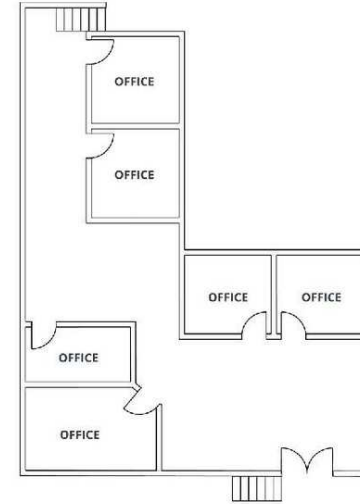
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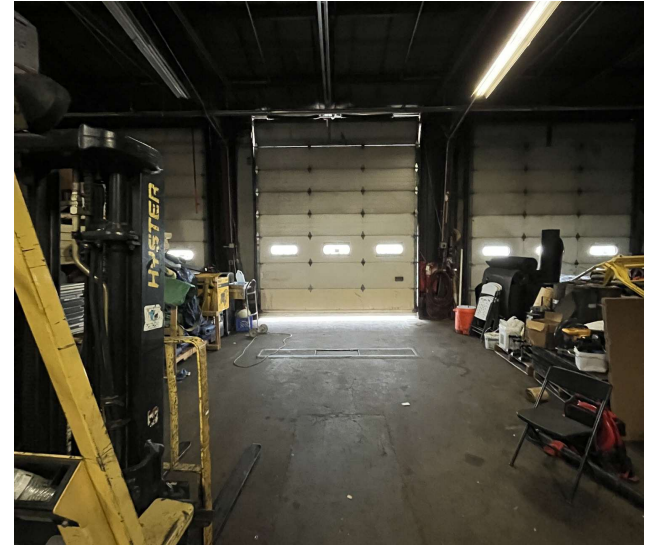
FLOOR PLAN



2ND FLOOR



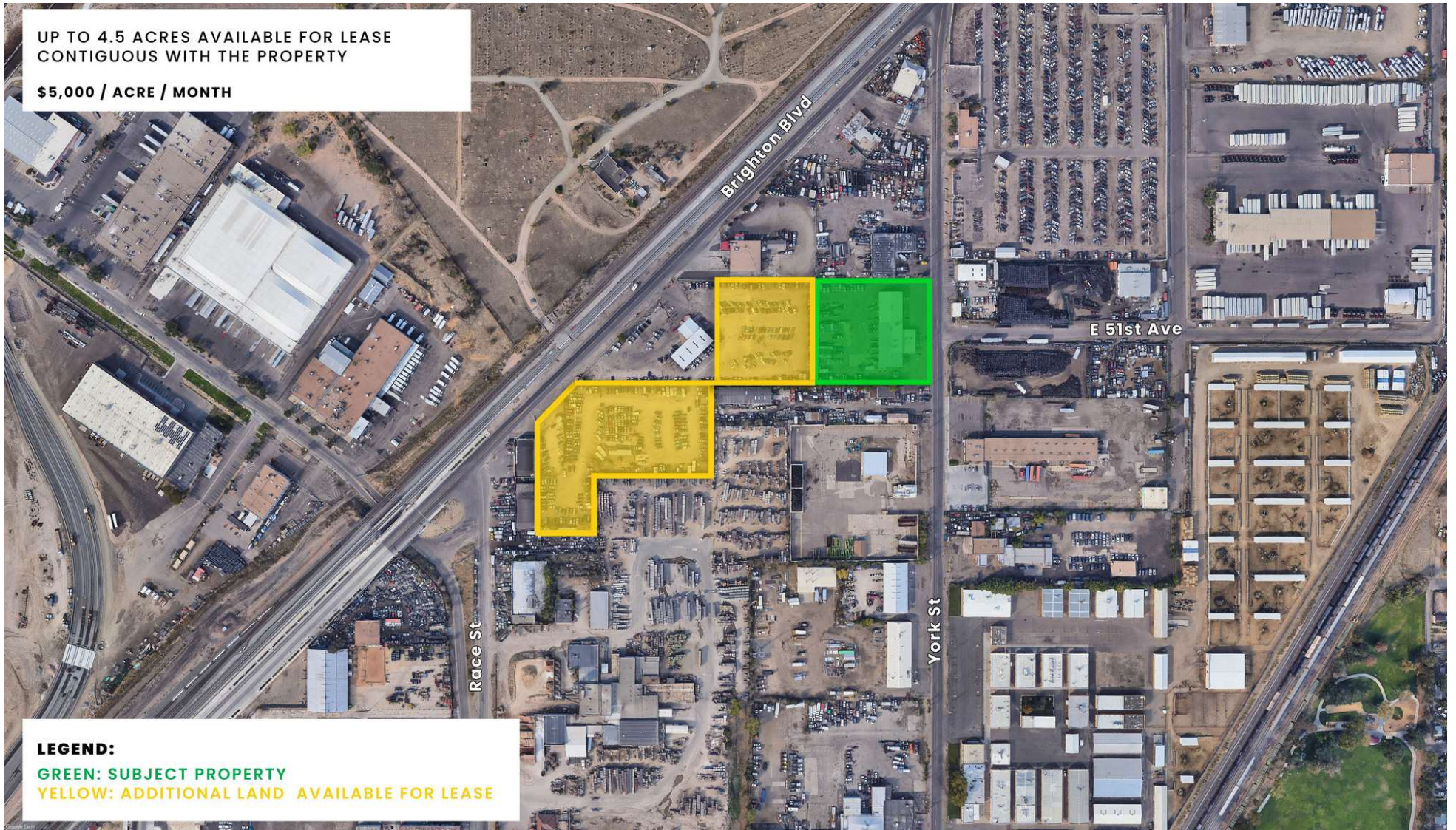
ADDITIONAL PHOTOS



ADDITIONAL LAND AVAILABLE FOR LEASE

UP TO 4.5 ACRES AVAILABLE FOR LEASE
CONTIGUOUS WITH THE PROPERTY

\$5,000 / ACRE / MONTH



LEGEND:

GREEN: SUBJECT PROPERTY

YELLOW: ADDITIONAL LAND AVAILABLE FOR LEASE

AERIAL MAP

