

# 4895 Joliet Street

Denver, Colorado



## PROPERTY DESCRIPTION:

LOCATED NORTH OF THE HAVANA & I-70 INTERCHANGE, THIS ATTRACTIVE INDUSTRIAL PARK PROVIDES GREAT ACCESS TO I-70, I-270, & I-225. THIS PROPERTY IS LOCATED IN THE DENVER ENTERPRISE ZONE. THIS BUILDING OFFERS VERY VERSATILE SMALLER "FLEX" SPACES.

## IMPORTANT FEATURES:

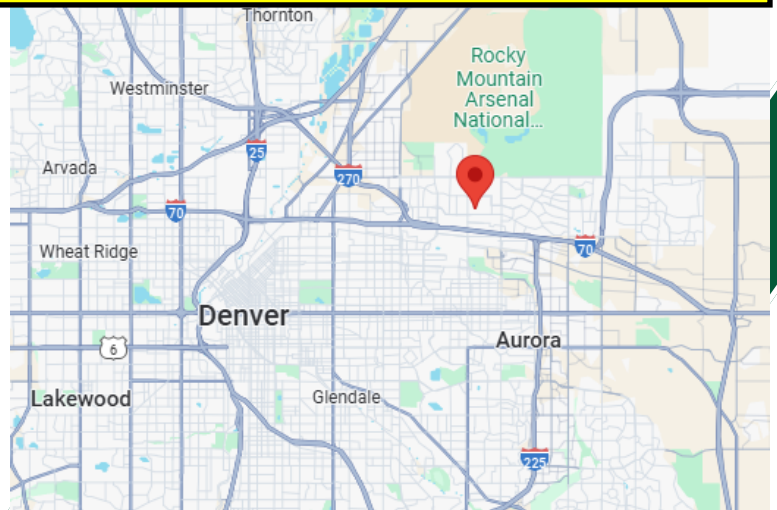
- FRONT PARK, REAR LOAD
- CUSTOM OFFICES
- 14' CLEAR HEIGHT
- DENVER INDUSTRIAL ZONING
- DRIVE-IN LOADING
- CONCRETE TILT-UP CONSTRUCTION

## AVAILABILITY:

**4895 B ..... 1,576 SF (\$2,500/month MG)**

**\*THIS AMOUNT INCLUDES THE 2025 NNN EXPENSES FOR THE PROPERTY**

**MICHAEL BLOOM**  
REALTY COMPANY



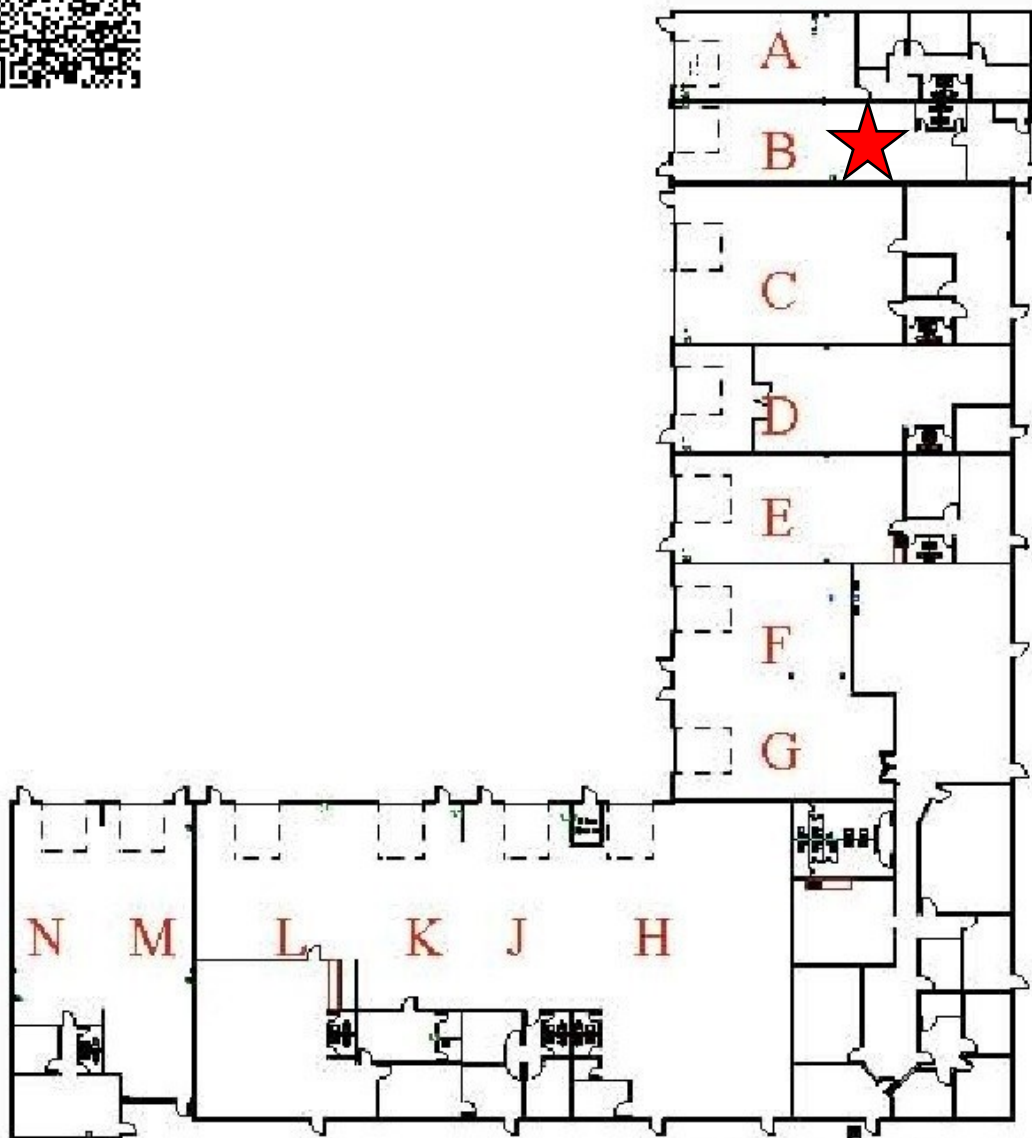
# 4895 Joliet Street

Denver, Colorado

## SPACE AVAILABILITY

Available	Total SQ FT	Loading
4895 Unit B	1,576 SF	1 Drive-In

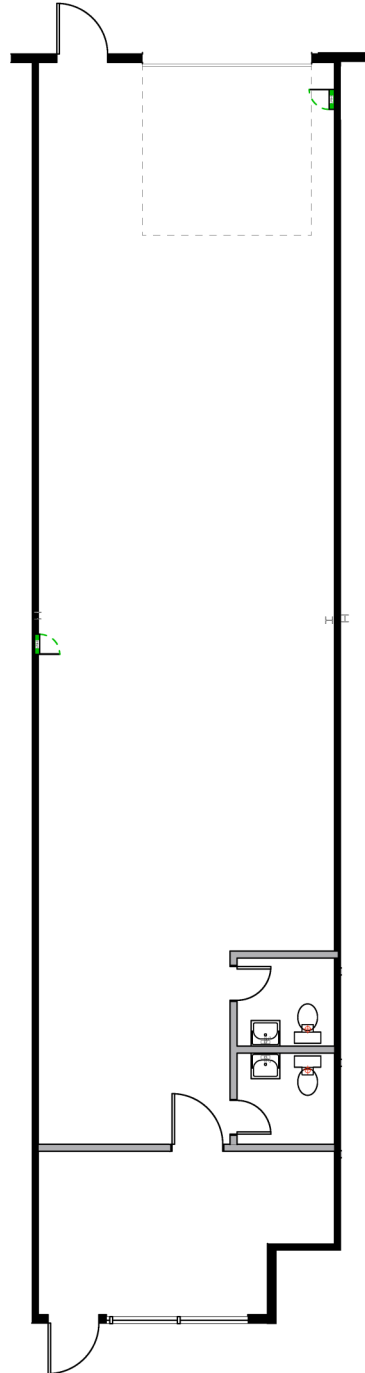
### Brokerage Disclosure



**4895 Joliet Street**

**4895 Joliet Street  
Denver, Colorado**

**4895 Joliet Unit B**



**MICHAEL BLOOM**  
**REALTY COMPANY**

300 South Jackson Street, Suite 440  
Denver, CO 80209  
303-295-2525  
mbloom@michaelbloomrealty.com  
www.michaelbloomrealty.com

1

**Floor Plan** 1,576 SF  
**Scale: 1" = 10 ft**