

4695 IRONTON STREET

Denver, CO 80239

SERVICE/REPAIR/MAINTENANCE BLDG.

20,711 SF FOR LEASE

3.46 AC



FOR LEASE INFORMATION:

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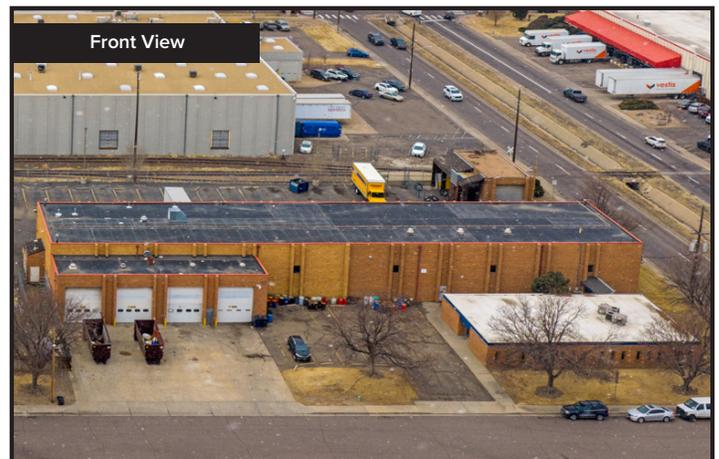
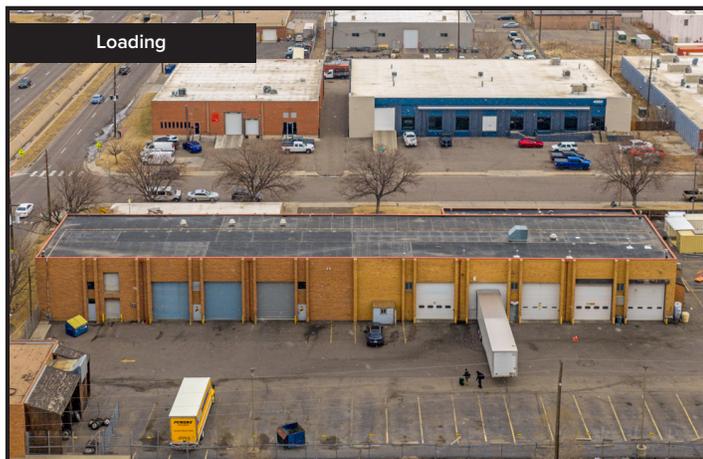
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BUILDING SPECIFICATIONS

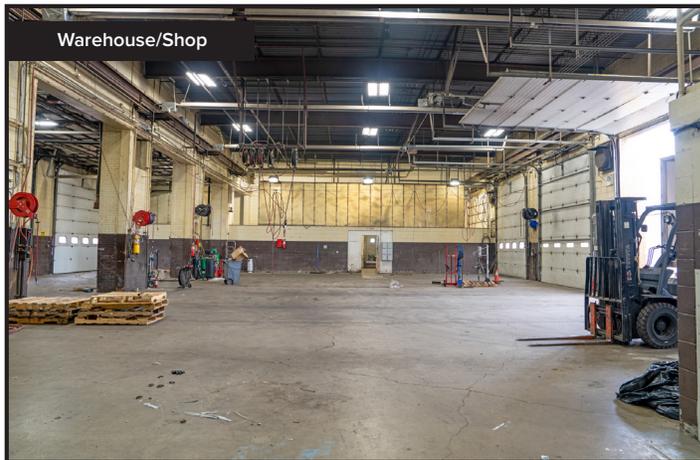
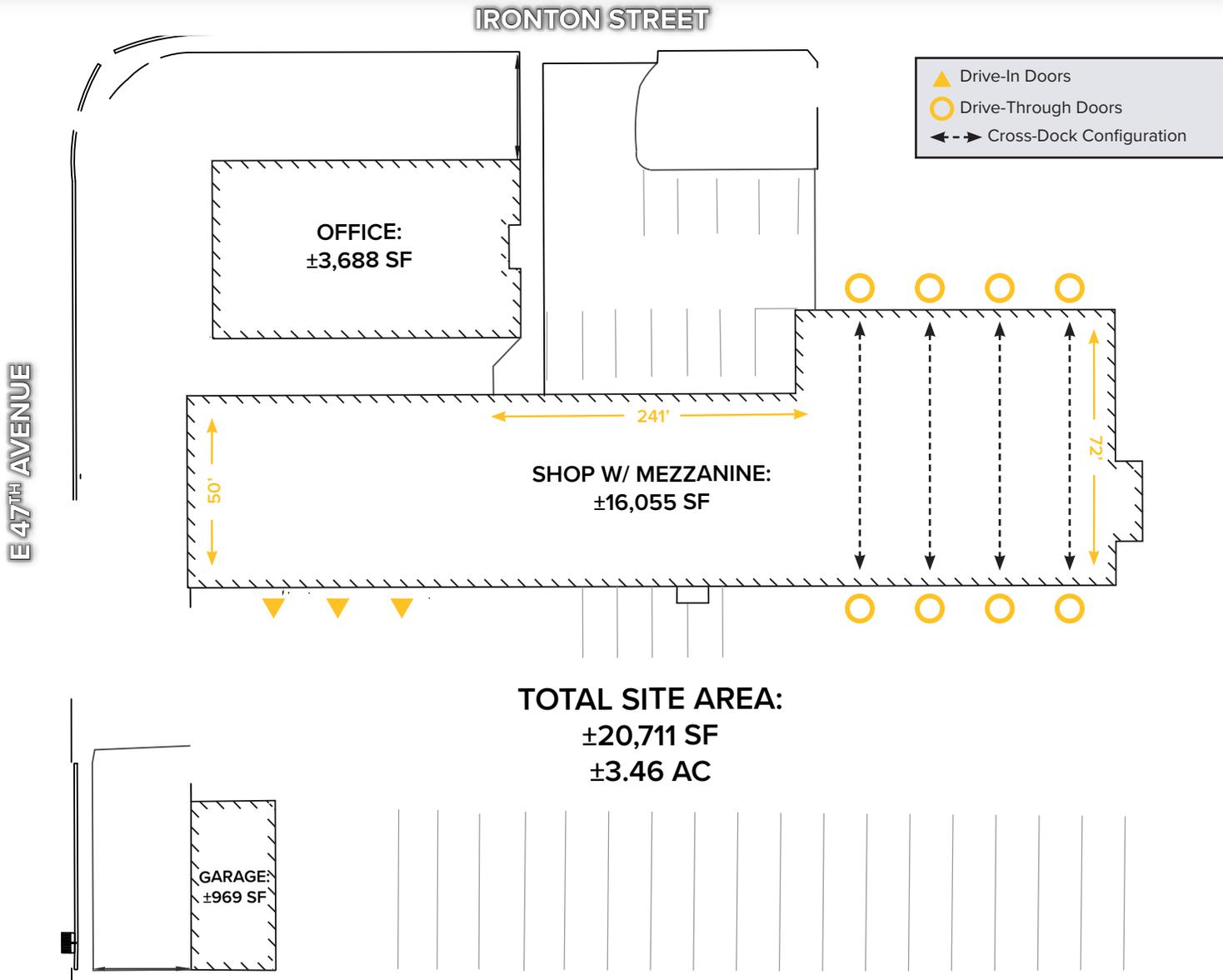
HIGHLIGHTS

- **Prime Central Denver infill location** in the Central Park submarket with immediate access to I-70 and I-270, offering strong regional connectivity and labor access.
- **Ample loading** for all business needs. This building comes equipped with eleven drive-in doors and four drive-through bays.
- **Rare standalone industrial building** in a supply-constrained infill market with strong visibility and long-term tenant demand.
- **Highly functional shop improvements** including radiant heat, floor drains, and a 5-ton crane spanning the length of the shop.
- **Fully paved and secured yard** with fencing, lighting, and electric gate for efficient outdoor operations.
- **Well-served utilities** with on-site gas and multiple water connections supporting flexible operations.
 - ▷ Gas delivered by 3/4" service lateral from a 4" main

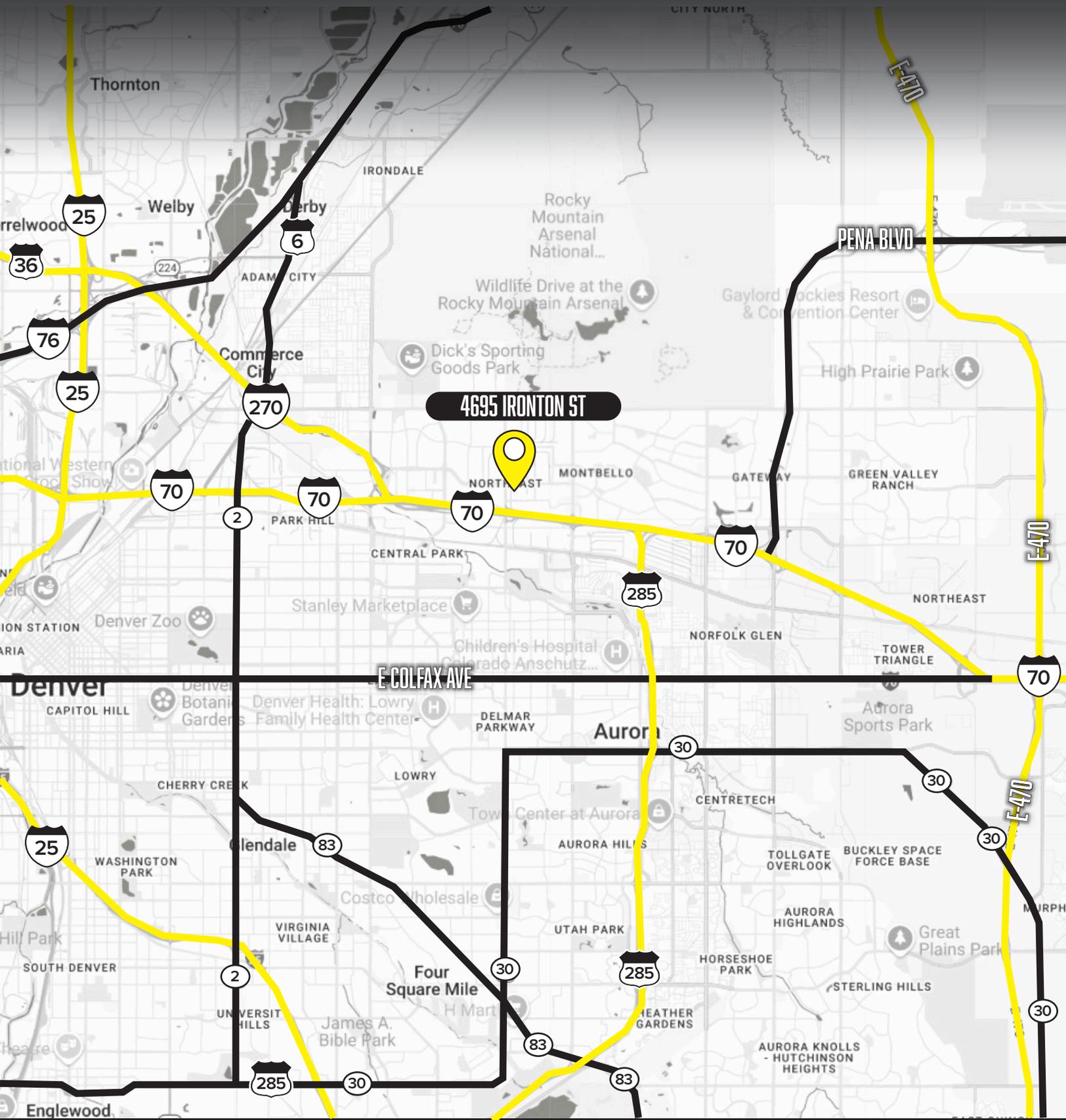
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|----------------------|---|
| ADDRESS | 4695 Ironton St. Denver, CO 80239 |
| BUILDING SIZE | 20,711 SF (Total) <ul style="list-style-type: none">– Mezzanine: ±1,958 SF– Office: ±3,688 SF– Shop: ±14,097 SF– Garage: ±968 SF |
| LOT SIZE | ±3.46 AC |
| CLEAR HEIGHT | 21' - 25' |
| LOADING | 11 Drive-In Doors (14'x16') |
| ZONING | I-2, Denver |
| YEAR BUILT | 1967, 1979, 1987 |
| PARKING RATIO | 6.05/1,000 SF (122 spaces) |
| POWER | 600 amps, 208/120 volt, 3 phase, 4 wire |
| AVAILABILITY | Negotiable |
| ASKING RATE | Contact broker |
| EXPENSES | Taxes 2026: \$4.56 psf Insurance: ±\$0.79 psf PM Fee: ±\$0.62 psf Expense Estimate: \$5.97 psf |
| SPRINKLER | In shop building - standard response, wet pipe system w 4" riser. |



SITE PLAN



MAP



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