



FOR SUBLEASE

25,200 SF Warehouse/Distribution

4900 E. 41ST AVENUE | Denver, CO 80216



Heavy Power! Shorter Terms Considered!

CONTACT:

BRAD GILPIN

SENIOR VICE PRESIDENT

303.512.1196

bgilpin@uniqueprop.com

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

WWW.UNIQUEPROP.COM



4900 E. 41ST AVENUE

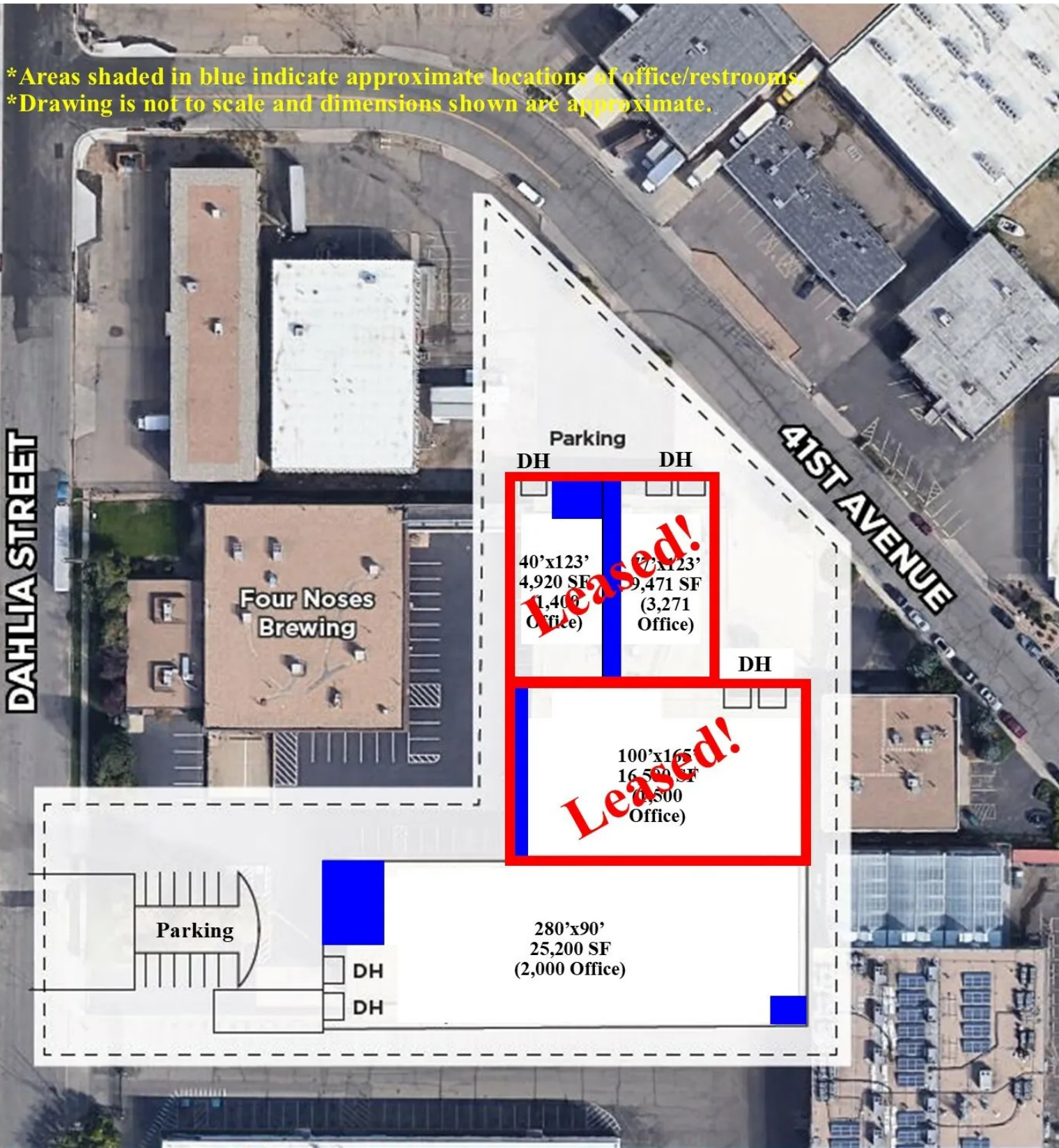
OFFERING SUMMARY

Available SF:	25,200 SF
Lease Rate:	\$4.00/sf per year
NNNs:	\$4.65/sf per year
Lot Size:	2.16 Acres
Building Size:	61,558 SF
Dock High Doors:	7
Ceiling Height:	20.0 FT
Zoning:	I-A

PROPERTY HIGHLIGHTS

- Sublease terms available through 12/31/2027 - short term considered
- Sublease rate of just \$4.00/sf NNN!
- Heavy power, 4,000 Amps / 480 Volt / 3 phase*
- 16'-20' clear height, sprinklers, swamp coolers in the warehouse and multiple dock high loading doors
- 25,200 SF available with approximately 2,000 SF of office and two dock high loading doors.

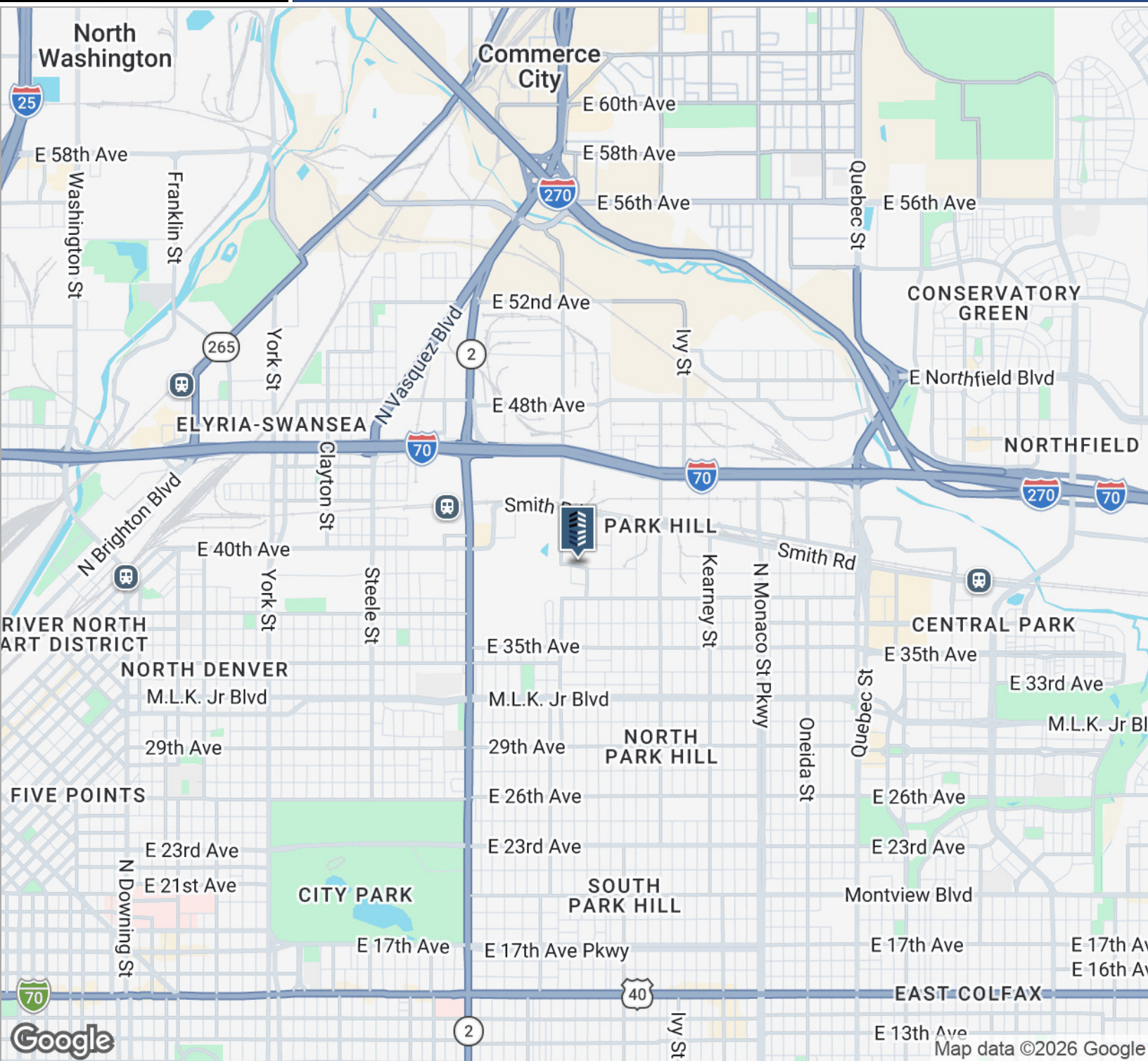
*Areas shaded in blue indicate approximate locations of office/restrooms.
*Drawing is not to scale and dimensions shown are approximate.



25,200 SF WAREHOUSE/DISTRIBUTION FOR SUBLEASE



25,200 SF WAREHOUSE/DISTRIBUTION FOR SUBLEASE



CONTACT:

BRAD GILPIN
SENIOR VICE PRESIDENT
303.512.1196
bgilpin@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.