



**4675 Kingston Street**  
 Denver, CO 80239

**Property Overview**

- Turnkey Cannabis Cultivation with over \$4m invested
- Upgraded lighting to LED throughout the space
- Master lease ends on September 30, 2027  
 (Landlord will do a direct deal if desired)
- Centrally located off Kingston St. and 47th Ave.

Building Size	22,922 SF
Land Size	40,700 SF (0.93 AC)
Loading	Dock High
Clear Height	16'
Zoning	I-B
Parking	14 Spaces + Street
County	Denver
Year Built	1970
Water Line	1 ½ inches
Power	3000 AMP's / 3 – phase
NNN Expenses	\$6.57/SF

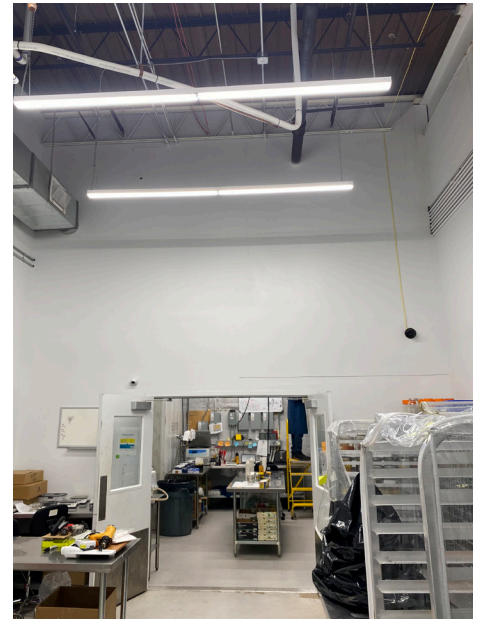
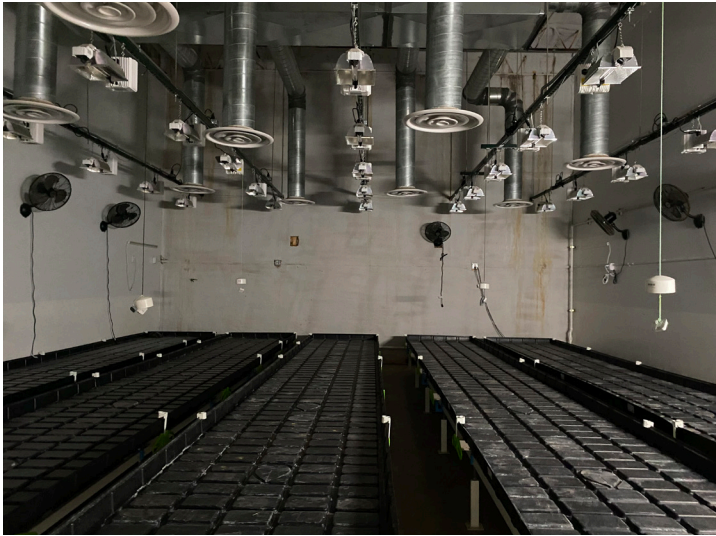
**For Sublease: \$9/sf NNN**

For more information:

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**Dan Prevedel**  
 303 945 5697  
 dan@malmancr.com

**Jake Malman**  
 720 471 1763  
 jake@malmancr.com



## Licenses

- Medical marijuana products manufacturer
- Retail marijuana products manufacturer
- Retail cultivation facility – tier 2
- MMJ cultivation facility – class 2

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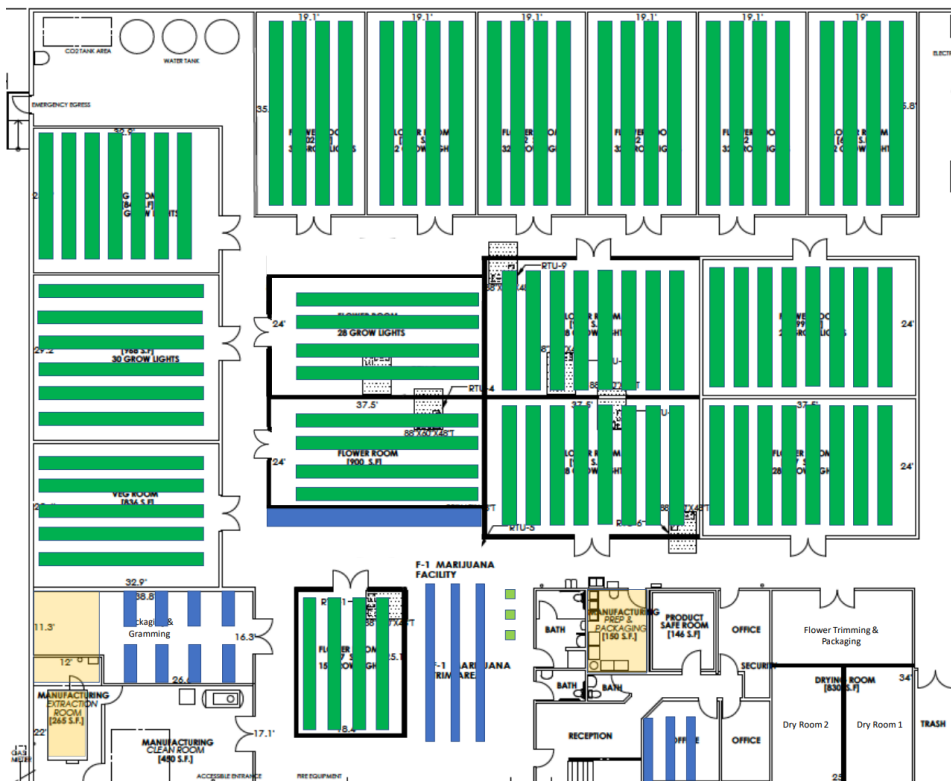
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- Cultivation Canopy / Benches
- Operations Space
- Extraction Space

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