



FOR LEASE

Food Production Space: 8-23k SF

4959-4969 Colorado Blvd | Denver, CO 80216

Downtown Denver

RATE REDUCED!



Colorado Blvd

Multiple Suite Sizes, Floor Drains, Large Hood, Freezer, Cooler, Loading - All Right Off I-70!

CONTACT:

GREG KNOTT

EXECUTIVE VICE PRESIDENT

303.512.1156

gknott@uniqueprop.com

EARL DUFFY

BROKER ASSOCIATE

303.512.2732

eduffy@uniqueprop.com

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

WWW.UNIQUEPROP.COM



COLORADO BLVD

MULTIPLE UNIT SIZES AVAILABLE

OFFERING SUMMARY

Available SF:	23,756 SF
Lease Rate:	<u>\$8.00 - \$10.00/SF NNN</u>
Est. NNN Expenses:	\$2.00/SF
Power:	Heavy 3 PH (TBV)
Dock High Positions:	3
Loading Doors:	Three 8'x10'
Ceiling Height:	11.0 FT
Year Built:	1955
Zoning:	I-A
City/County:	Denver/Denver

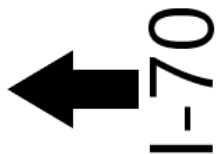
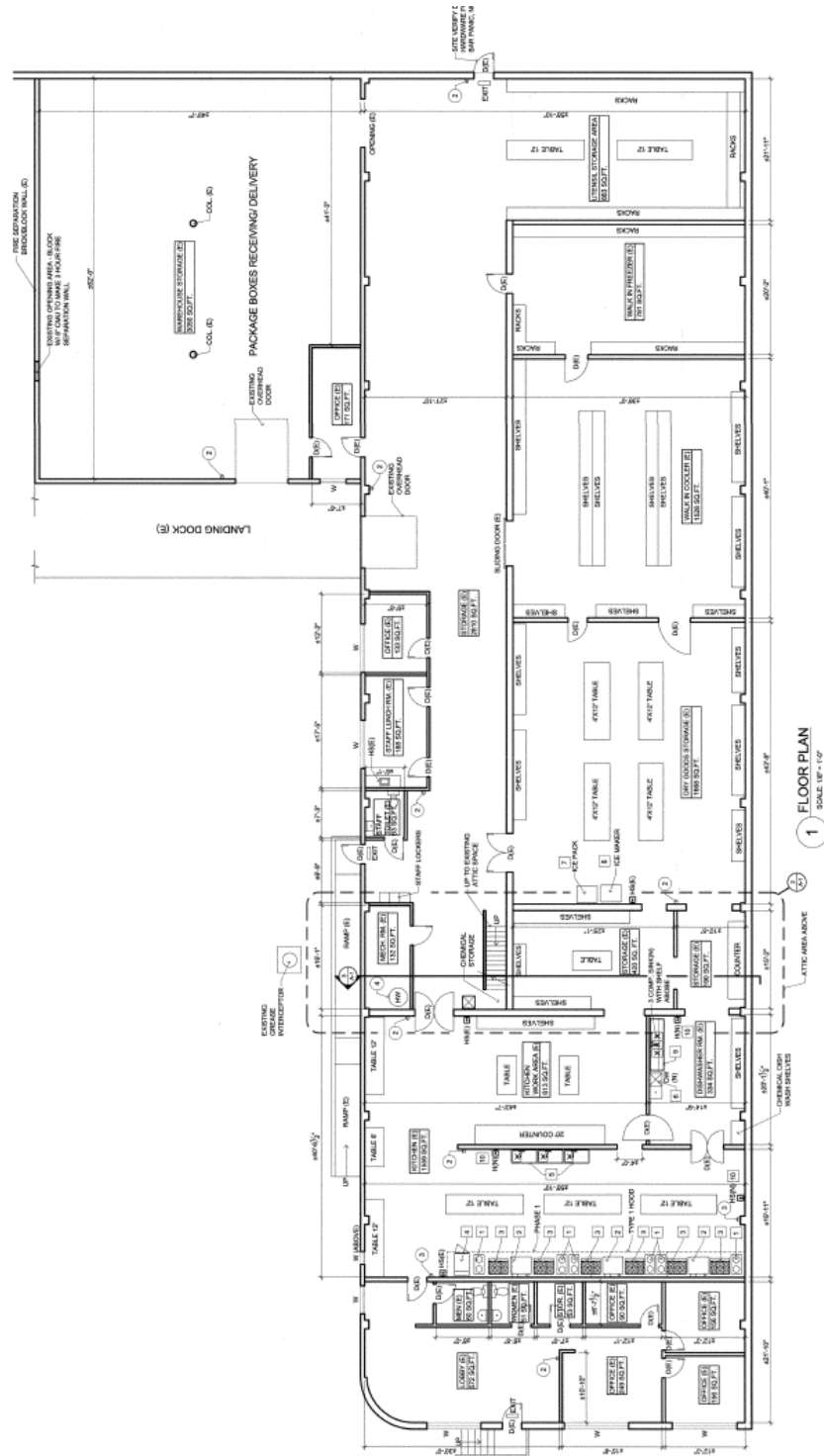
PROPERTY OVERVIEW

Hard to find food production/general industrial space located directly North off of I-70 on Colorado Blvd. The building totals 23,756 SF - of which 15,520 SF is ready to use food production space including dispersed air and water lines, large gas line, large hood, floor drains, cooler and freezer space. Also includes newer office buildout. The remaining 8,300 SF has typical industrial buildout. The loading area is located between the 2 spaces with 3 covered dock high positions and 3 loading doors leading to each respective space.

PROPERTY HIGHLIGHTS

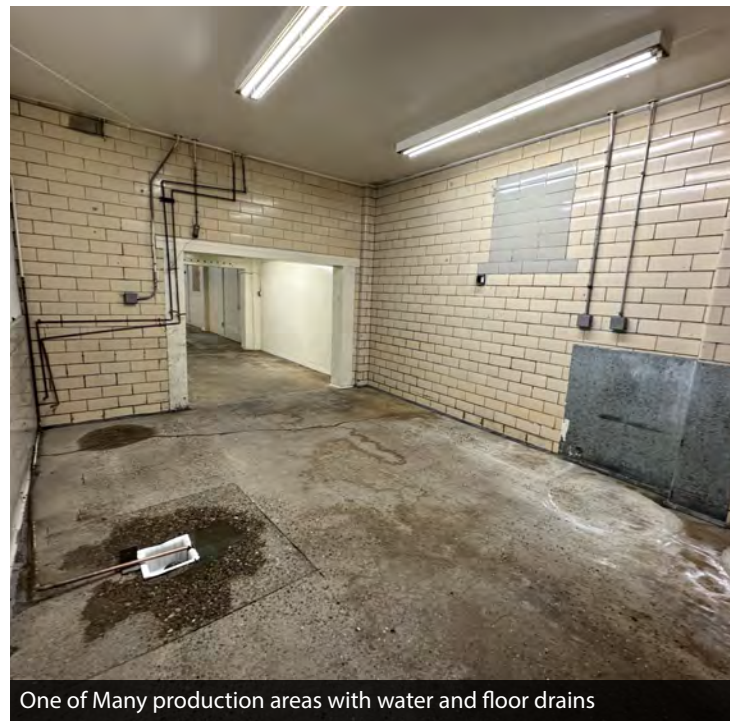
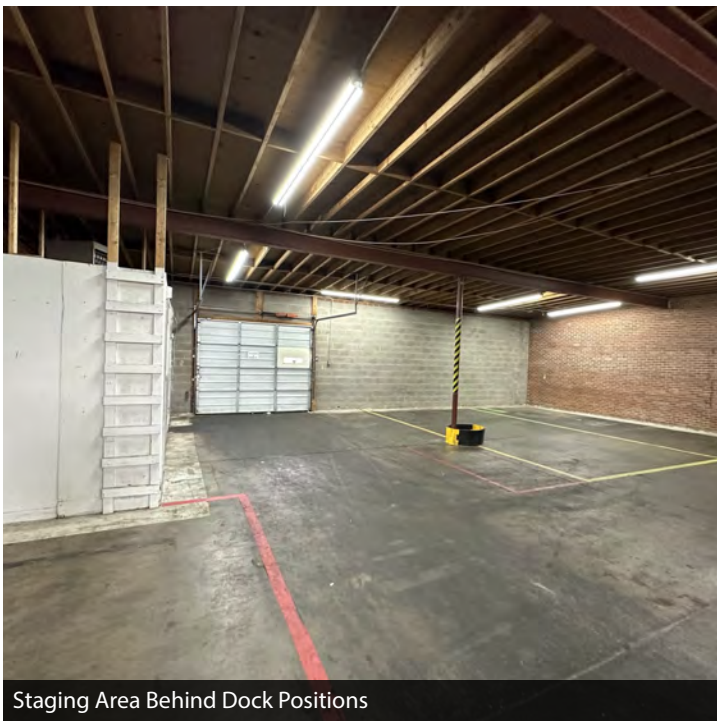
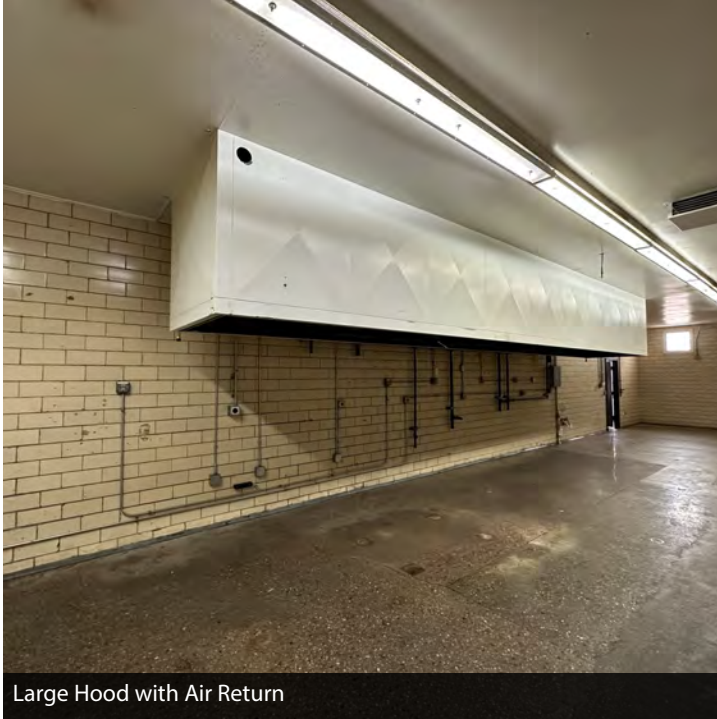
- Well Located right off I-70 & Colorado Blvd
- **LOW OPERATING EXPENSES**
- Heavy 3 phase power
- 3 Covered Dock high loading positions with levelers
- Three (3) 8'x10' Loading doors
- Open staging area behind loading docks
- **1,668 Dry Good Storage, 1,528 SF Cooler & 781 SF Freezer**
- Large Ventilation Hood and Air Return

4969 COLORADO BLVD FLOORPLAN FOOD PRODUCTION BUILDOUT

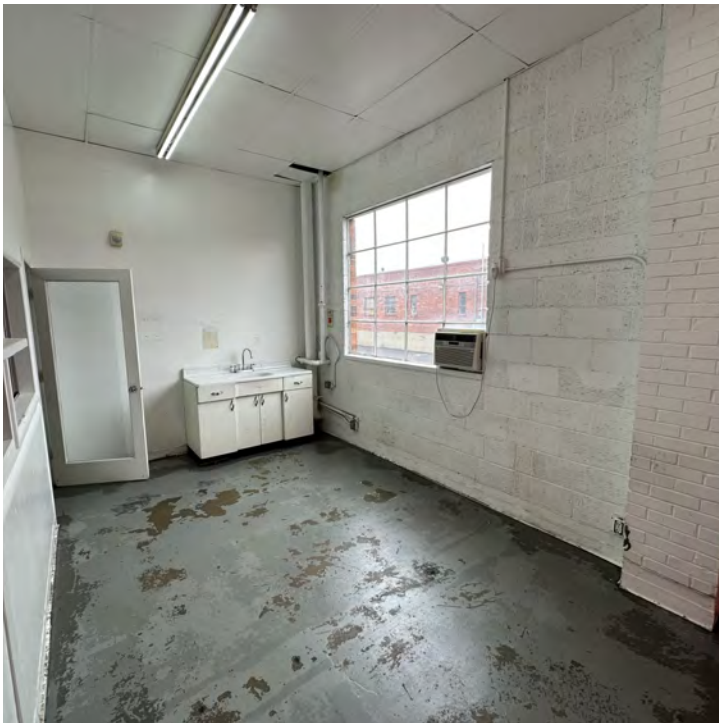


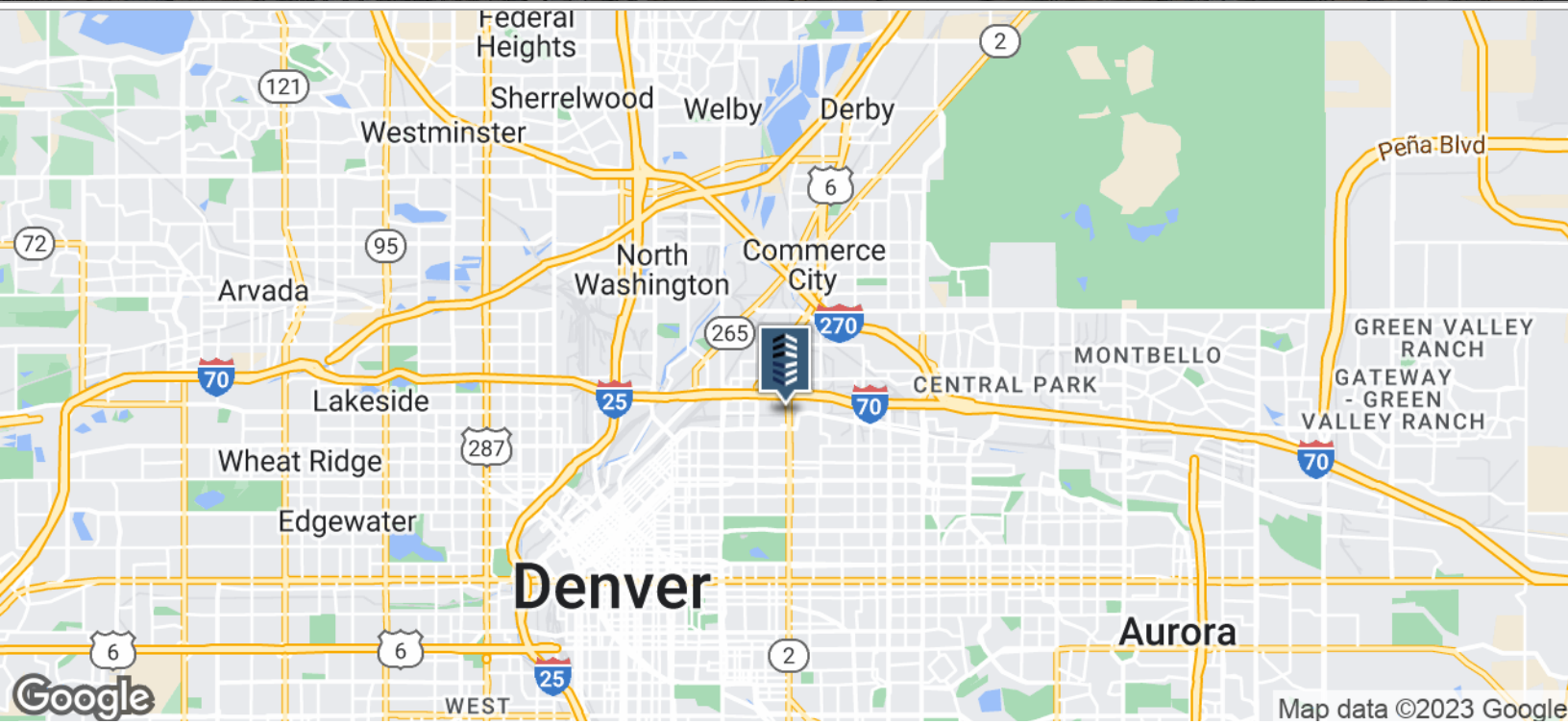
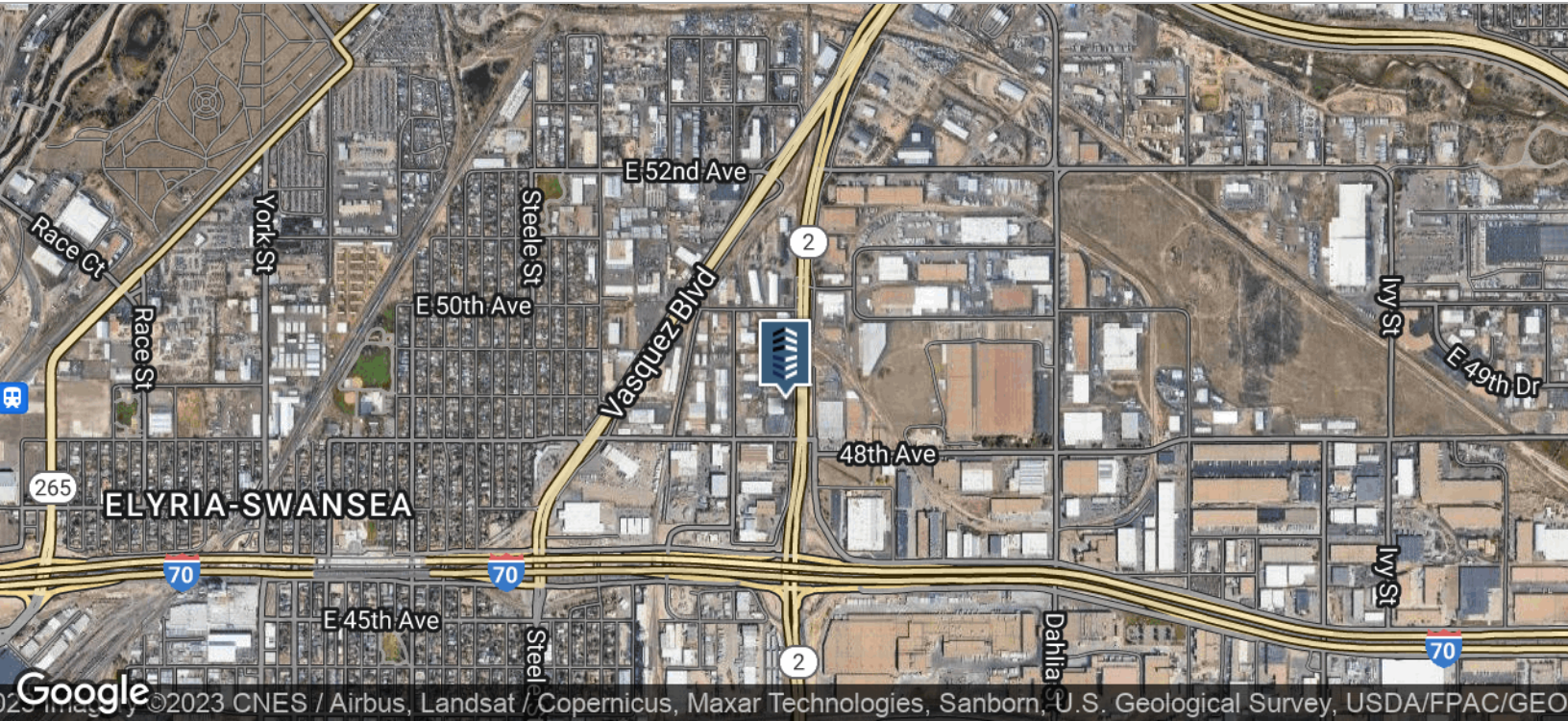
Colorado Blvd





4959 COLORADO BLVD 8,236 SF GENERAL WAREHOUSING





CONTACT:

GREG KNOTT
EXECUTIVE VICE PRESIDENT
303.512.1156
gknott@uniqueprop.com

EARL DUFFY
BROKER ASSOCIATE
303.512.2732
eduffy@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.