

DANIS & MARCUS | INDUSTRIAL SALE OR LEASE

4455 Garfield St.

DENVER, CO 80216

WAREHOUSE FOR SALE OR LEASE

14,686 SF | 0.5 AC

Fenced outdoor storage



Remodeled 2025



New Roof



Kristjan Danis

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14,686 SF
0.5 AC

• Can be demised into two separately metered units
6,646 SF and 8,040 SF

SALE PRICE: **\$2.15M (\$146.40/SF)**

LEASE RATE: **\$8.00/SF NNN**

PROPERTY DETAILS



Zoning:
I-A (City of Denver)



Loading:
Two (2) Dock High



Building Size:
14,686 SF



Clear Height:
9' - 13'



Site Size:
0.5 AC



YOC:
1967
Remodeled 2025

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storage

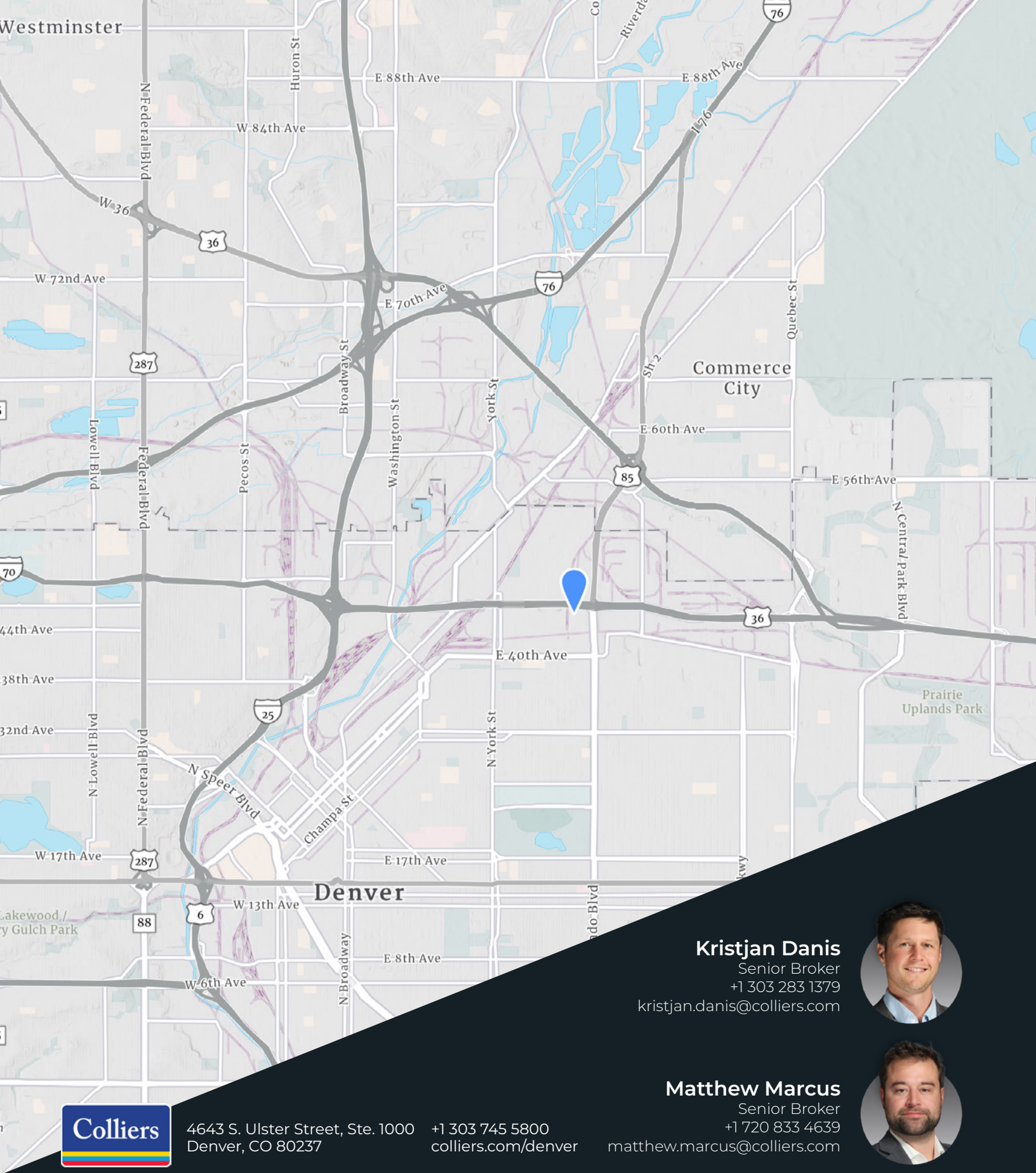
New Roof

Drive-In
Loading

Dock High
Loading

E. 45TH AVE.
GARFIELD ST.





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