

FOR LEASE:

6,500 SF Industrial Warehouse

4200 JACKSON ST, UNIT 8

Denver, CO 80216

PRESENTED BY:

RYAN BENGFOR

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PROPERTY SUMMARY



OFFERING SUMMARY

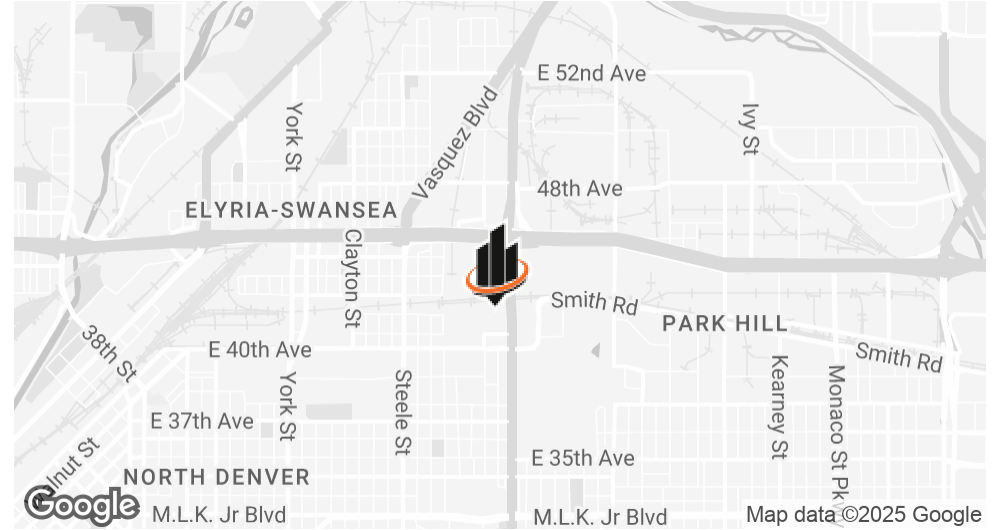
LEASE RATE:	\$9.00 SF/yr (NNN)
BUILDING SIZE:	48,902 SF
AVAILABLE SF:	6,511 SF
LOADING:	One Drive-In
CLEAR HEIGHT	24'
PARKING SPACES:	4
ZONING:	I-A

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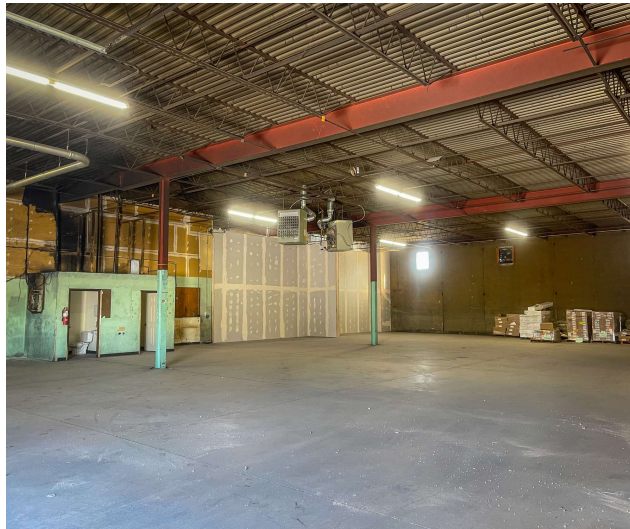
PROPERTY DESCRIPTION

SVN Denver Commercial is pleased to present a prime leasing opportunity: a multi-tenant industrial warehouse with 6,511 sf of available space. The open floor plan and 24' clear height is perfect for many uses. This property provides convenient access to Colorado Blvd and I-70 and is just 25-minutes from Denver International Airport.

PROPERTY HIGHLIGHTS

- 1 Drive-In Door | Private Bathroom | Small Office
- 24' Clear Height | Open Floorplan
- Close Proximity To I-70, Denver International Airport, and the Denver Metro Area

ADDITIONAL PHOTOS



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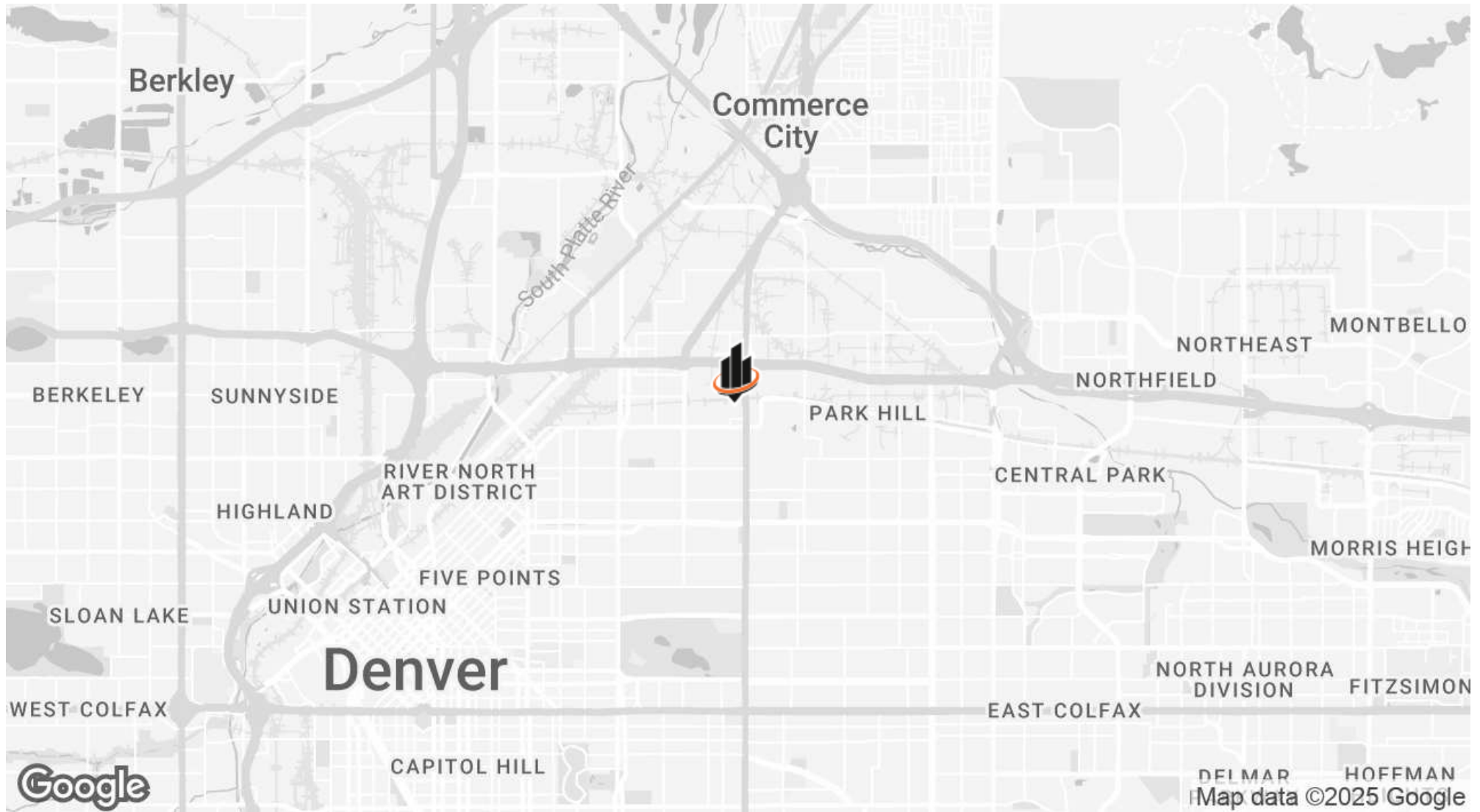
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SVN | DENVER COMMERCIAL 3

LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.5 MILES1 MILE3 MILES

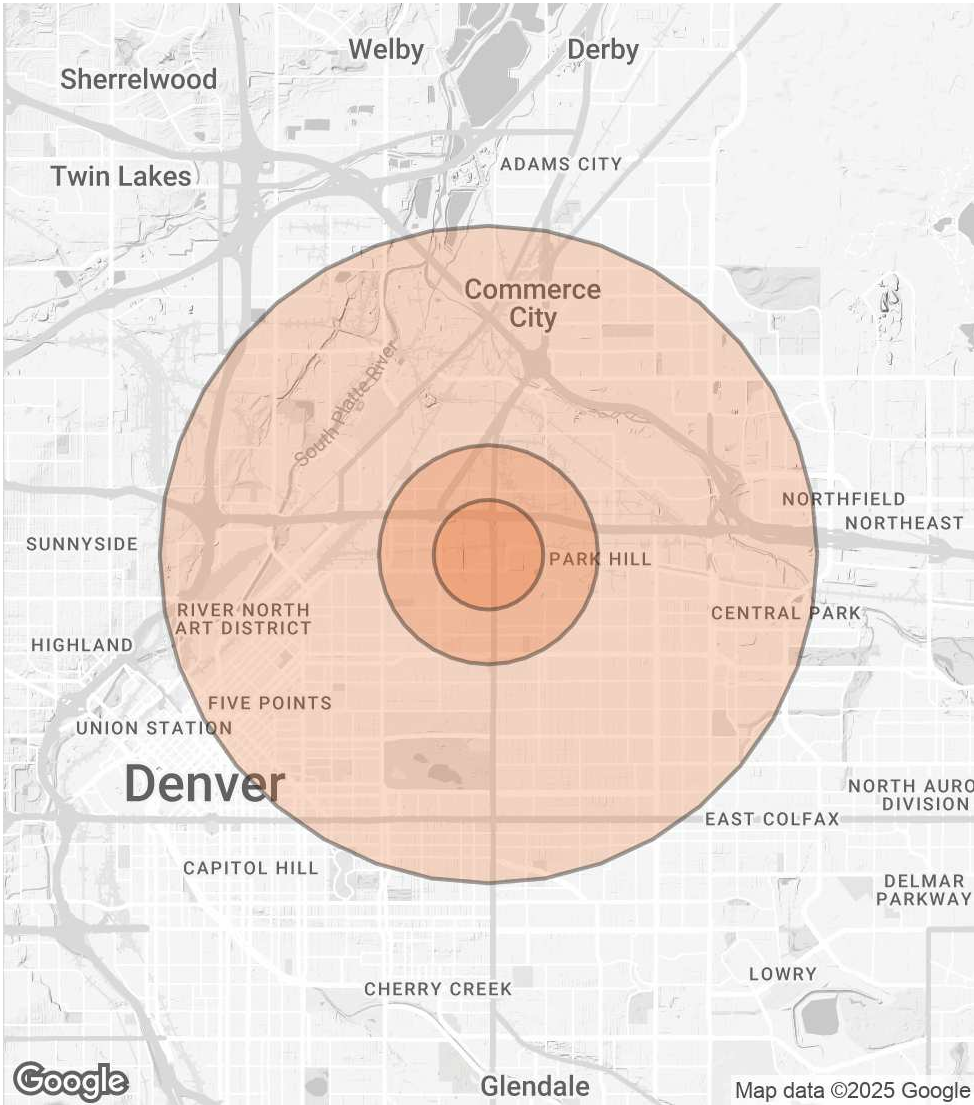
TOTAL POPULATION	2,764	10,517	131,731
AVERAGE AGE	34	36	37
AVERAGE AGE (MALE)	34	35	37
AVERAGE AGE (FEMALE)	35	36	37

HOUSEHOLDS & INCOME

0.5 MILES1 MILE3 MILES

TOTAL HOUSEHOLDS	1,006	3,794	59,474
# OF PERSONS PER HH	2.7	2.8	2.2
AVERAGE HH INCOME	\$97,646	\$95,136	\$129,273
AVERAGE HOUSE VALUE	\$549,711	\$569,490	\$766,179

Demographics data derived from AlphaMap



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