



FOR LEASE:

6,500 SF Industrial Warehouse

4200 JACKSON ST, UNIT 8

Denver, CO 80216

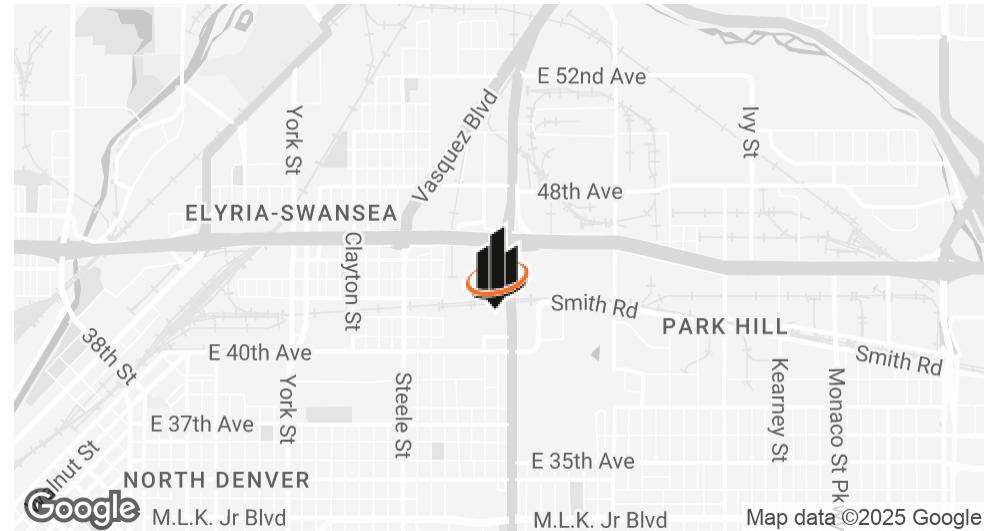
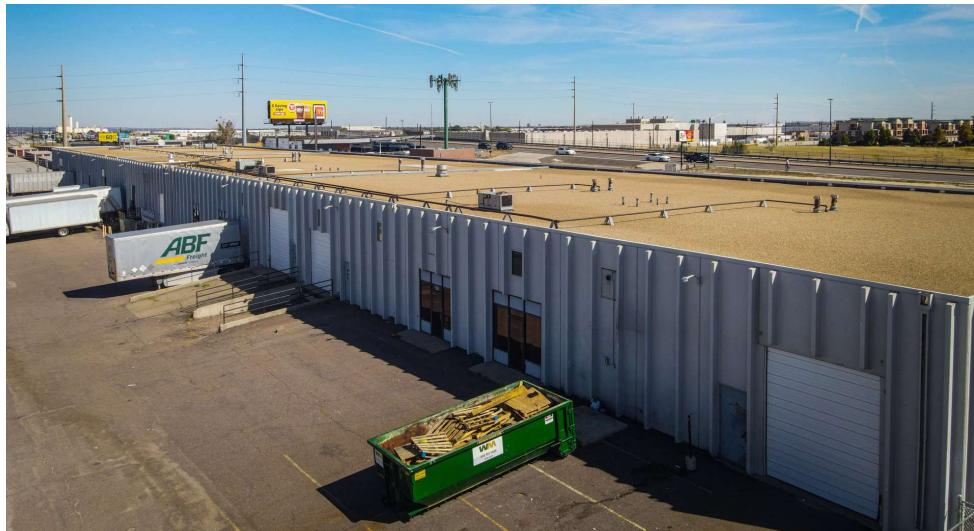
PRESENTED BY:

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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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ADDITIONAL PHOTOS

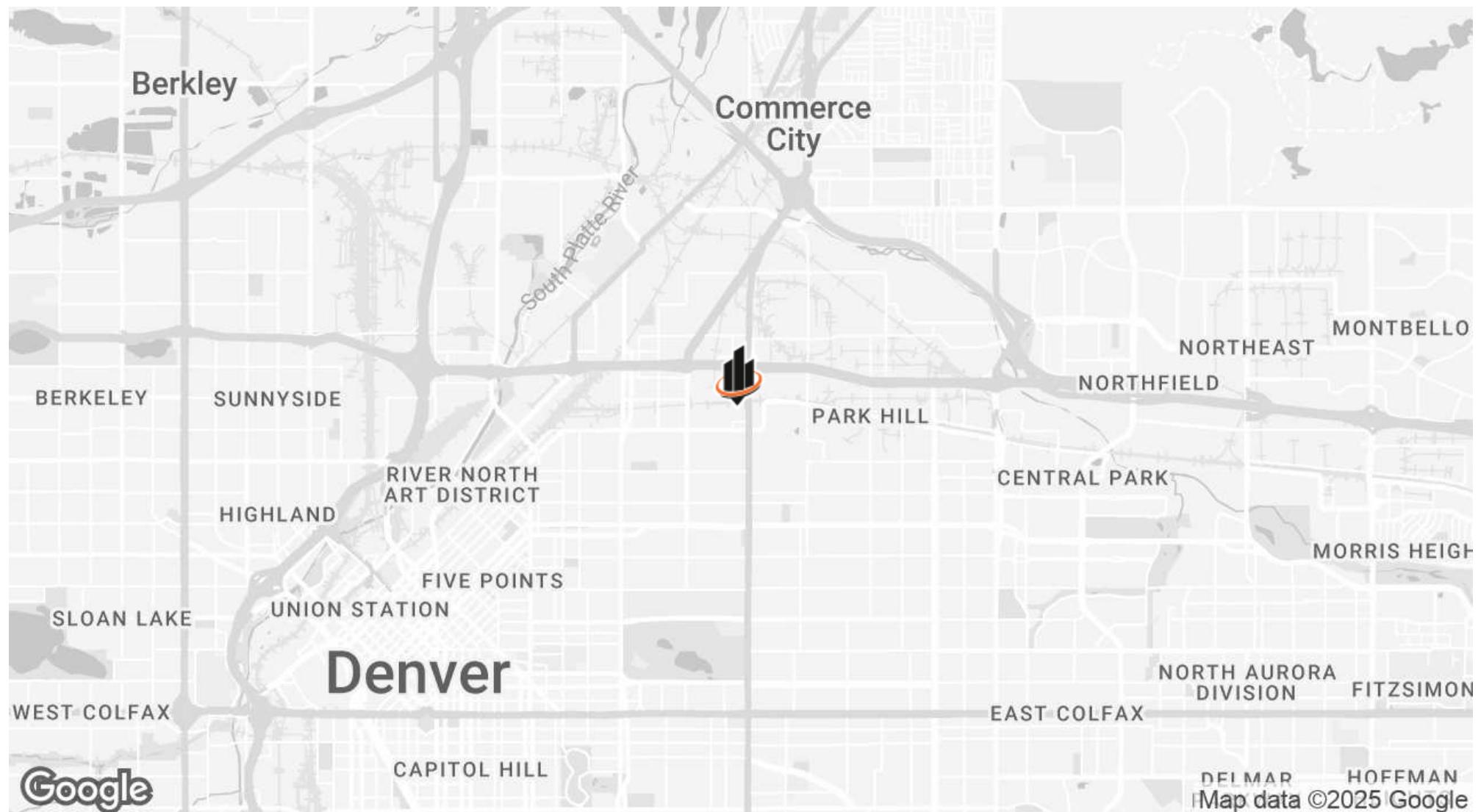


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LOCATION MAP



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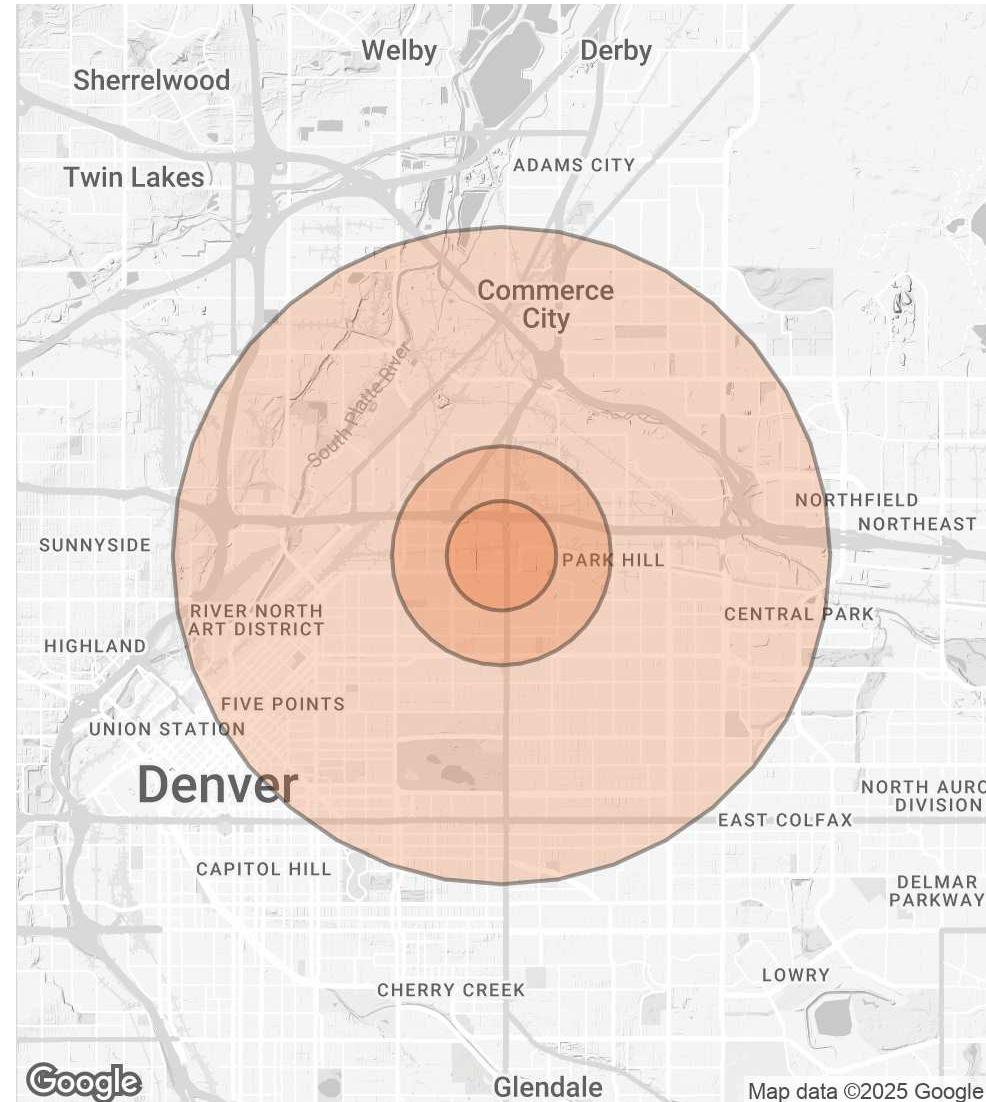
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	3 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 MILES	1 MILE	3 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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