

## 6,500 SF WAREHOUSE SPACE AVAILABLE 4200 JACKSON ST, UNIT 8, DENVER, CO 80216



### ABOUT THE PROPERTY

- Versatile industrial warehouse space with open layout
- End unit with parking directly in front of the suite
- One private office and 2 restrooms within premises
- Perfect for variety of industrial users
- Conveniently located near I-70 and Colorado Blvd.
- Minutes from DIA and Downtown Denver.

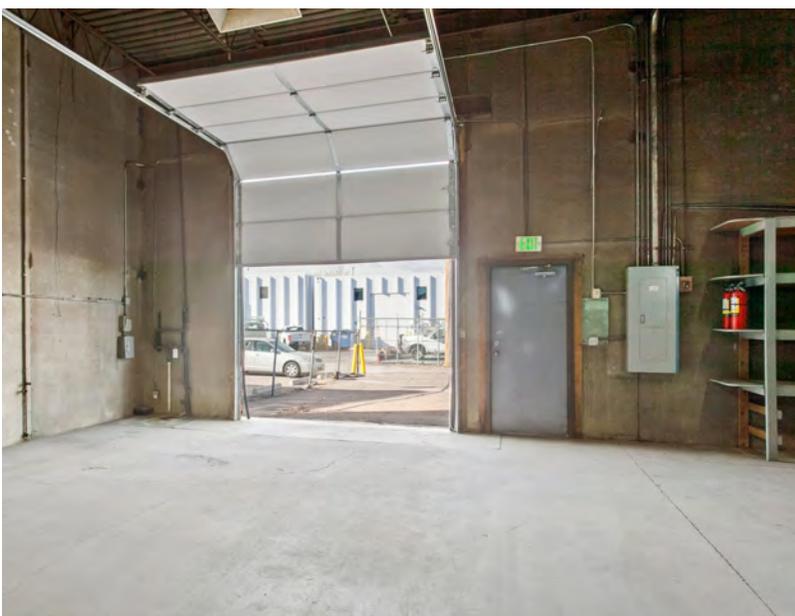
### PROPERTY FEATURES

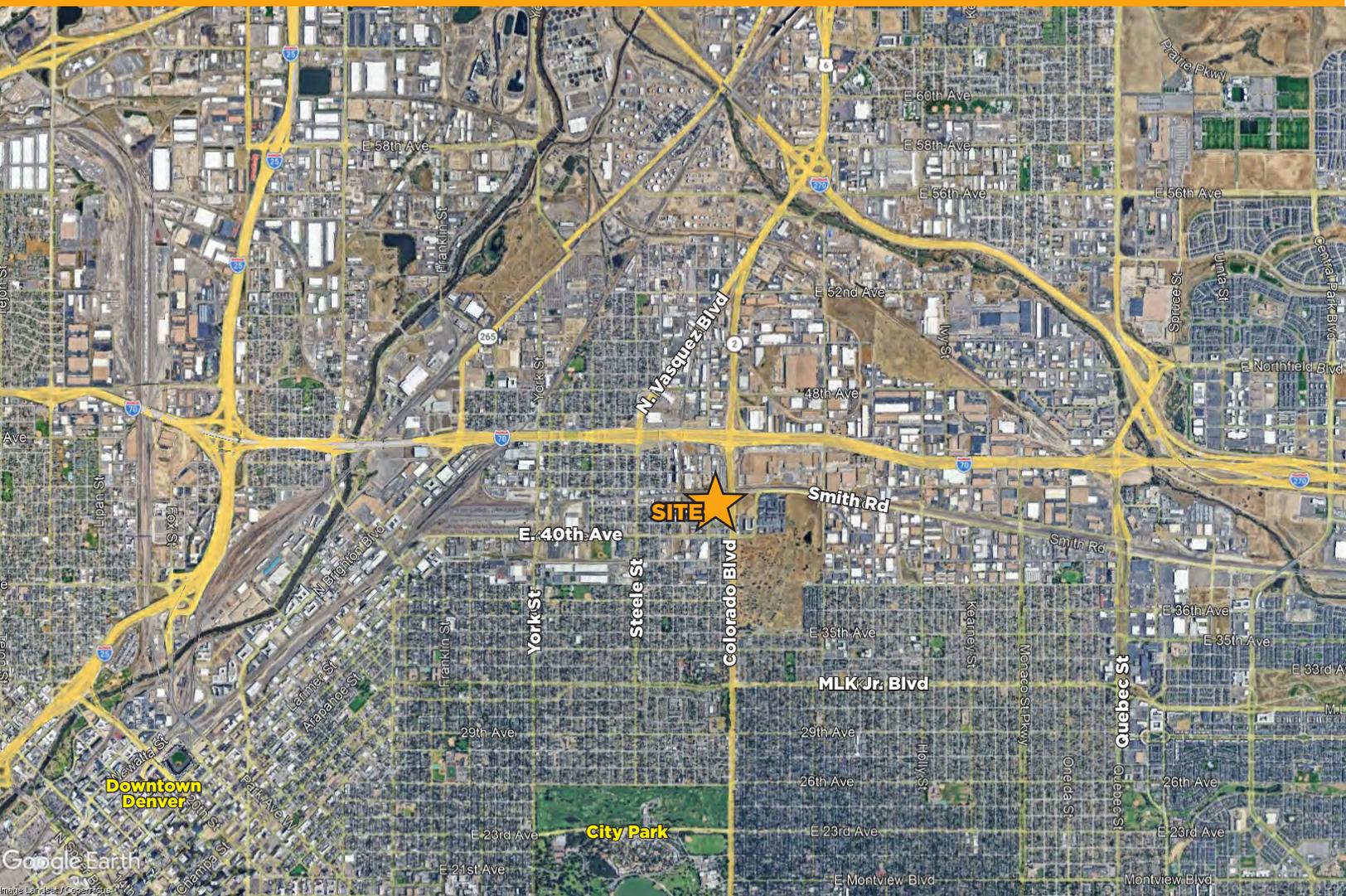
- **Building Size:** 48,902 SF
- **Available SF:** Unit 8 - 6,500 SF
- **Site Size:** 2.14 AC
- **Ceiling Height:** 24 feet
- **Loading:** (1) Drive-In Bay
- **Parking:** 4 spaces included
- **Zoning:** I-A (Denver)

### CONTACT

RYAN BENGFORD  
o 303-630-0606 | c 970-218-6889  
ryan@platinum-cre.com

**LEASE RATE: \$8.00/SF NNN**  
*(Operating Expenses: \$5.73/SF)*





**4200 JACKSON STREET  
DENVER, CO 80216**

**CONTACT**

**RYAN BENGFORD**

o 303-630-0606 | c 970-218-6889  
ryan@platinum-cre.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

**PLATINUM CRE**  
INVESTMENTS | BROKERAGE

5231 S. Santa Fe Drive, Suite 200 | Littleton, CO 80120 | platinum-cre.com