

**\$50 Gift Card  
for Qualified Showings**

# Industrial Space For Lease

**LEASING INCENTIVE:  
FREE RENT THROUGH 12/31/26**

## Highlights

- › Ideal central location with immediate interstate access
- › 6,000+ SF Fenced yard allowing outdoor storage or additional car parking; hard to find in Montbello Submarket
- › Rare opportunity for a single-tenant space with standout identity
- › Flexible zoning allowing for many various uses
- › Available power allowing for potential manufacturing/fabrication uses
- › Infill Denver location with numerous surrounding amenities in Central Park
- › Large overhead doors

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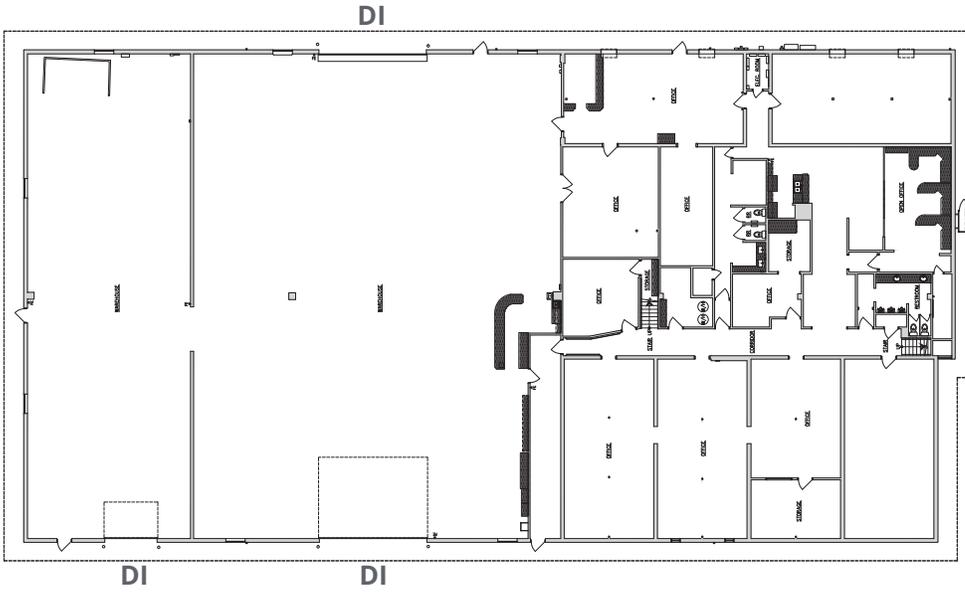
# 4780 N. Oakland St. Denver, Colorado 80239

## Unit Information

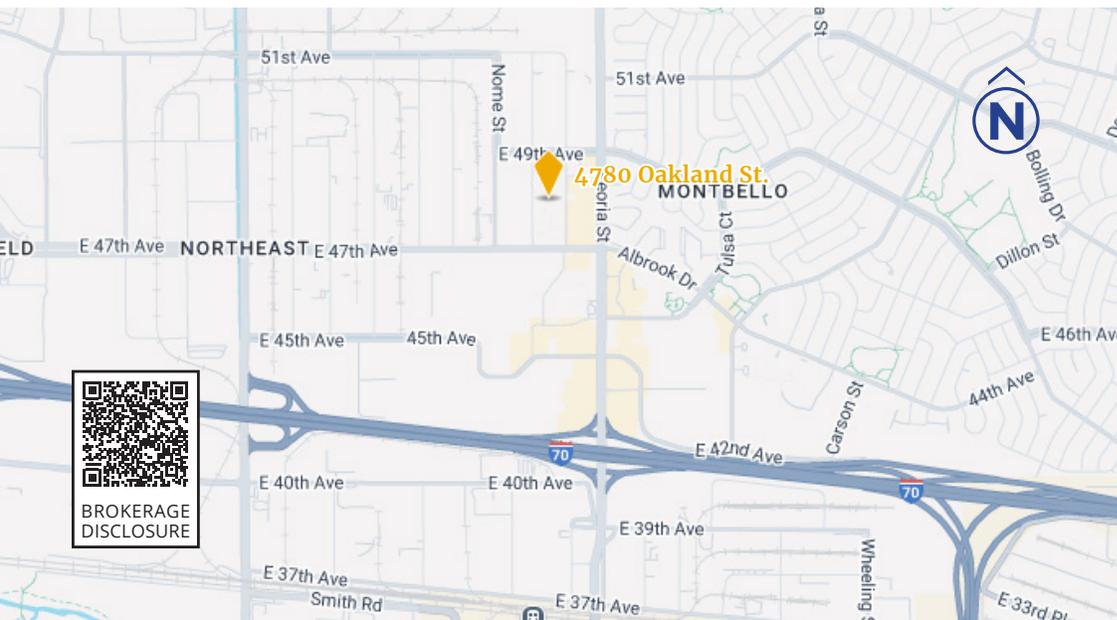
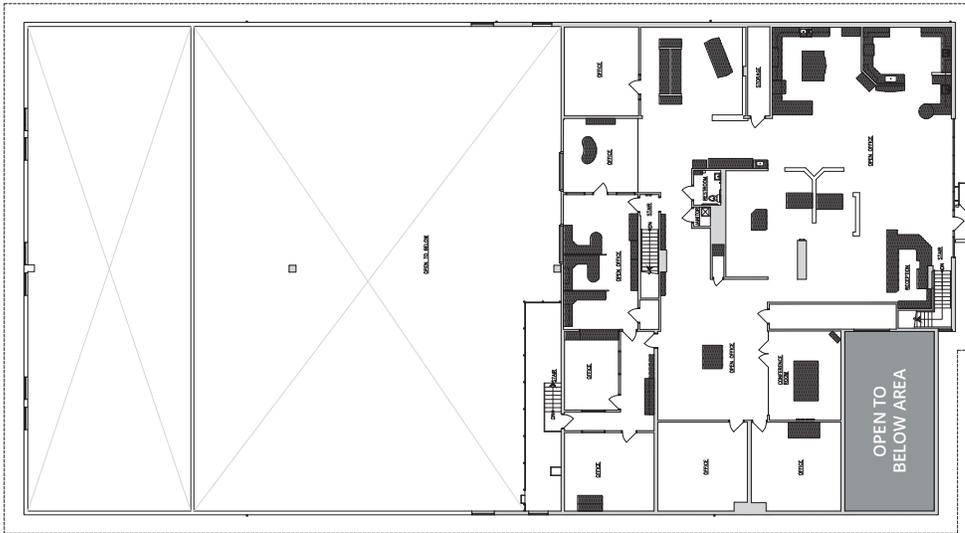
Available SF:	31,412 SF
Lease Rate:	\$8.50/SF/YR
2025 Opex:	\$3.69/SF
Available:	Immediately
Office:	50/50 Office/warehouse
Loading:	2 Drive Doors — 24' wide x 15' high 1 Drive In Door 12' wide x 14' high
Clear Height:	27'
Zoning:	I-A
Power:	1,100 Amps+ 120/208V
Fenced Yard:	±6,000 SF

# Floor Plan

1<sup>ST</sup>  
FLOOR



2<sup>ND</sup>  
FLOOR



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