

WAREHOUSE WITH YARD FOR LEASE

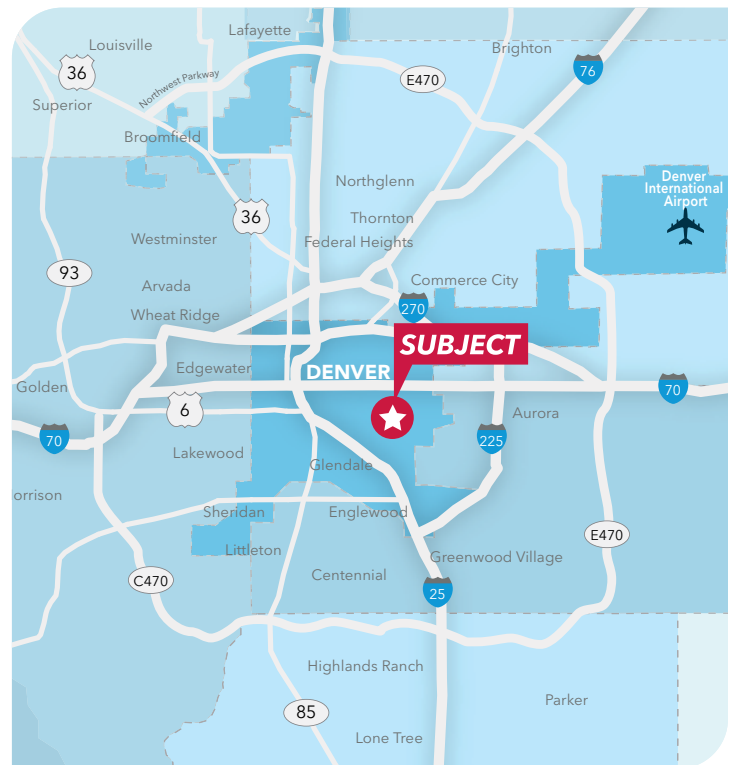
4300 FOREST STREET

DENVER, COLORADO 80216



PROPERTY OVERVIEW

AVAILABLE SF	±10,200 SF with Yard
LOT SIZE	±1.29 AC
YEAR BUILT	1976
LOADING	Dock-High: 2 (10' x 10') Drive-In: 1 (12' x 14')
ZONING	I-B
CLEAR HEIGHT	12' - 18'
POWER	2,000a/480v Heavy
SPRINKLERS	Yes
LEASE RATE	\$14.00/SF NNN (est. \$4.00/SF)



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EXTERIOR IMAGES



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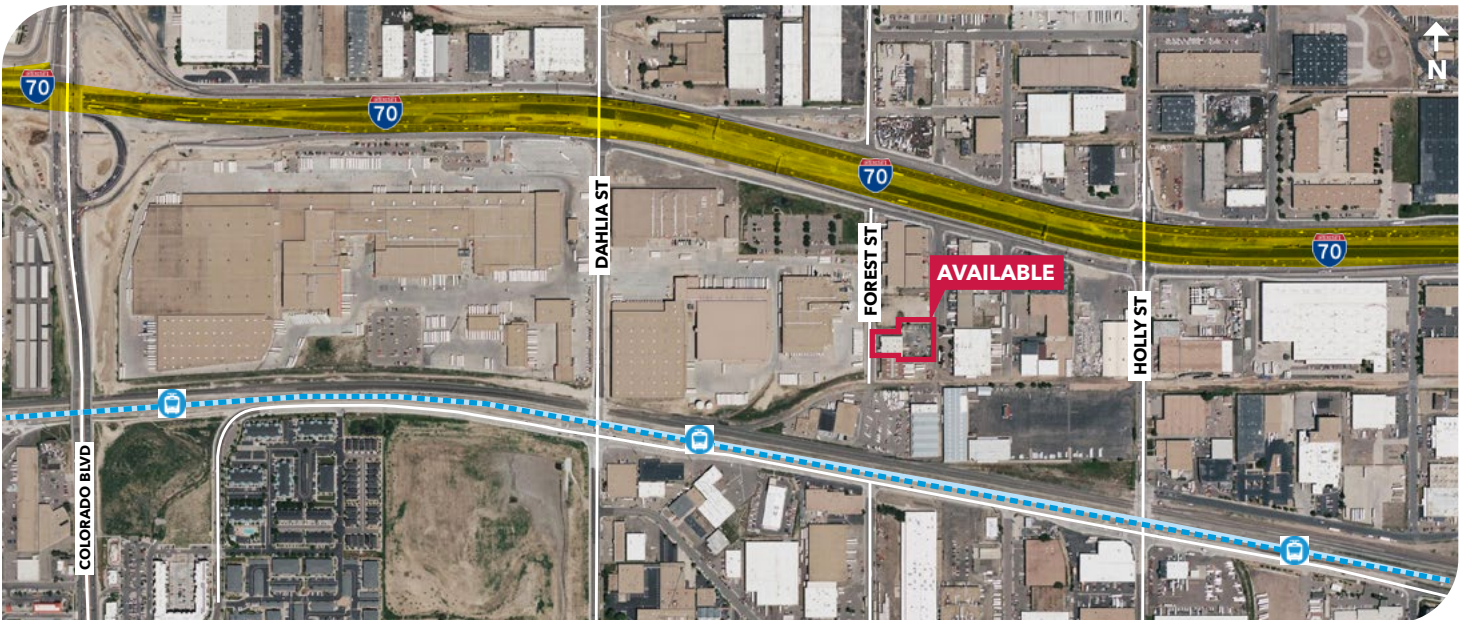
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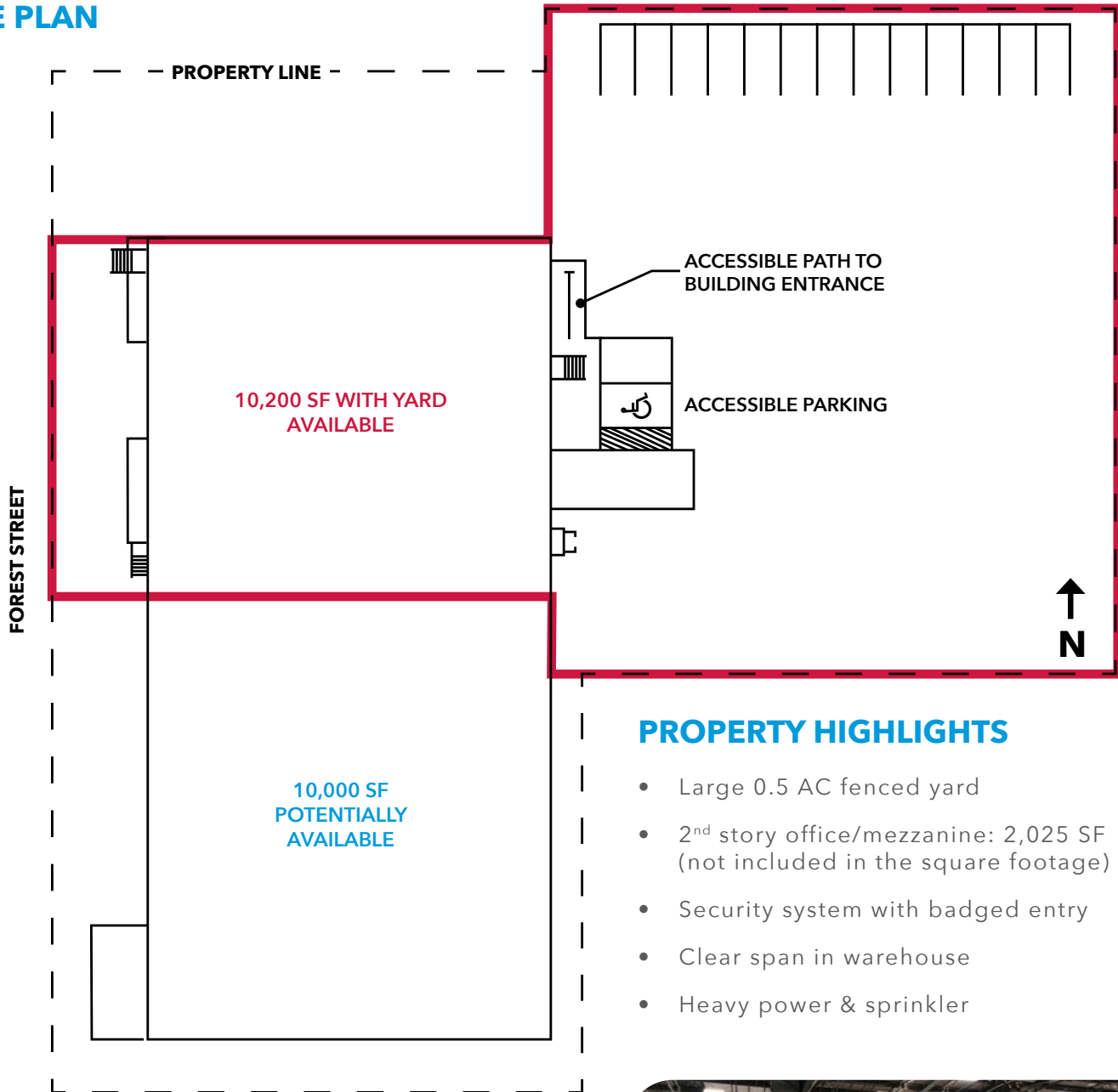
INTERIOR IMAGES



LOCATION AERIAL

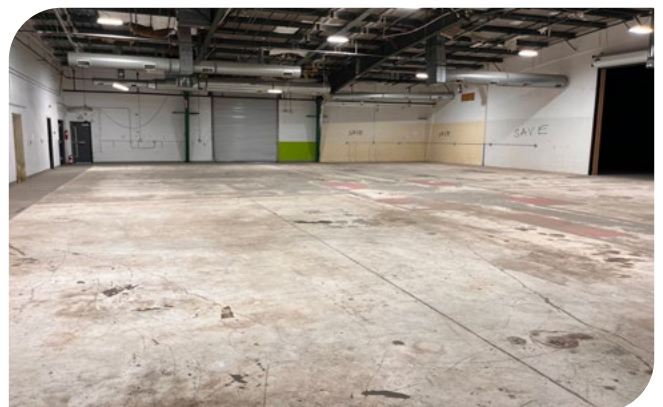


SITE PLAN



PROPERTY HIGHLIGHTS

- Large 0.5 AC fenced yard
- 2nd story office/mezzanine: 2,025 SF (not included in the square footage)
- Security system with badged entry
- Clear span in warehouse
- Heavy power & sprinkler



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