

# For Lease

Industrial Space

Colliers



**3 Months Free Base Rent**  
On A New 5 Year Signed Lease\*

## Highlights

- › Central Denver location
- › Great access to I-70 and Smith Road
- › Located within Enterprise Zone
- › Upgraded office space
- › Dock high and Drive-in loading

### Contact us:

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**4001 Holly Street**  
Unit 1 | Denver, CO 80216

Available:	Immediately
Size:	12,040 SF
Lease Rate:	\$9.95/SF
2025 Op. Ex.:	\$5.54/SF
Loading:	One (1) Drive-In Door Two (2) Dock-High Doors
Power:	To be verified by tenant's electrician
Clear Height:	+20'
Sprinklered:	Yes

*\*Subject to certain terms and conditions, including in part new tenant taking occupancy and rent commencement prior to January 1, 2025.*

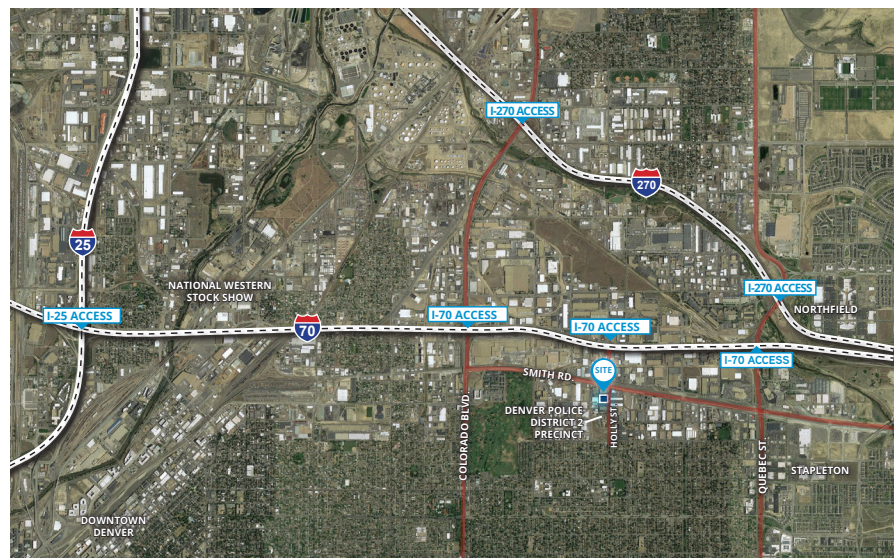
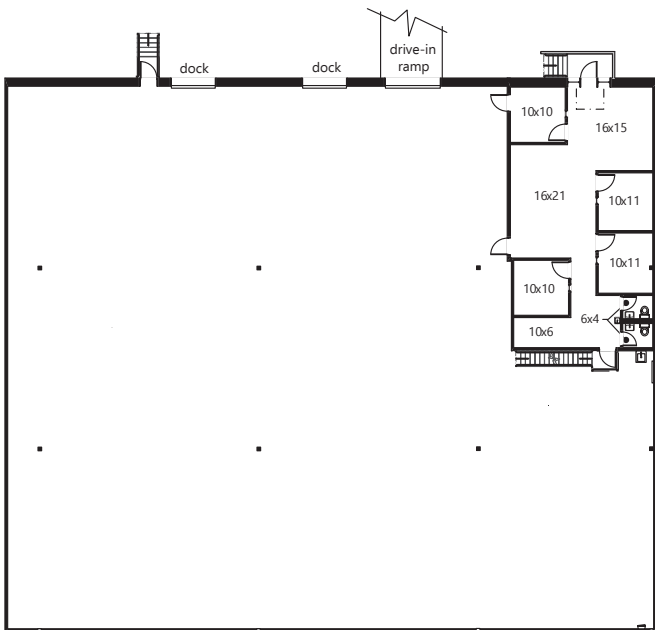
*Pricing, terms, and availability are subject to change and/or withdrawal without notice.*

Accelerating success.

# 4001 Holly St.



## Unit 1: 12,040 SF



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