

# Industrial Space for Lease

4575 Joliet Street

Denver, CO 80239

LEASE RATE: \$12/SF + NNN

AVAILABLE: 9,835 Square Feet

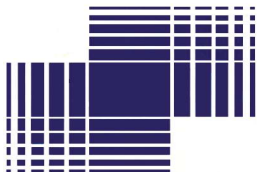
## PROPERTY PHOTOS



## PROPERTY FEATURES AND CONTACT INFORMATION

- NNN (2026): \$4.95 / SF
- Easy Highway Access
- Secured & Fenced Yard
- Drive-In(2) and Dock-High loading(1)
- Heavy Power - 1,200 AMP - 3 Phase
  - Zoned I-B / UO-2
- New Paint and Asphalt
- Freestanding Single Tenant Building

Matt Landes  
303.741.6343 ext. 101  
[Matt@jandbbuilding.com](mailto:Matt@jandbbuilding.com)



### J&B BUILDING COMPANY

8933 E Union Ave #216, Greenwood Village, CO 80111

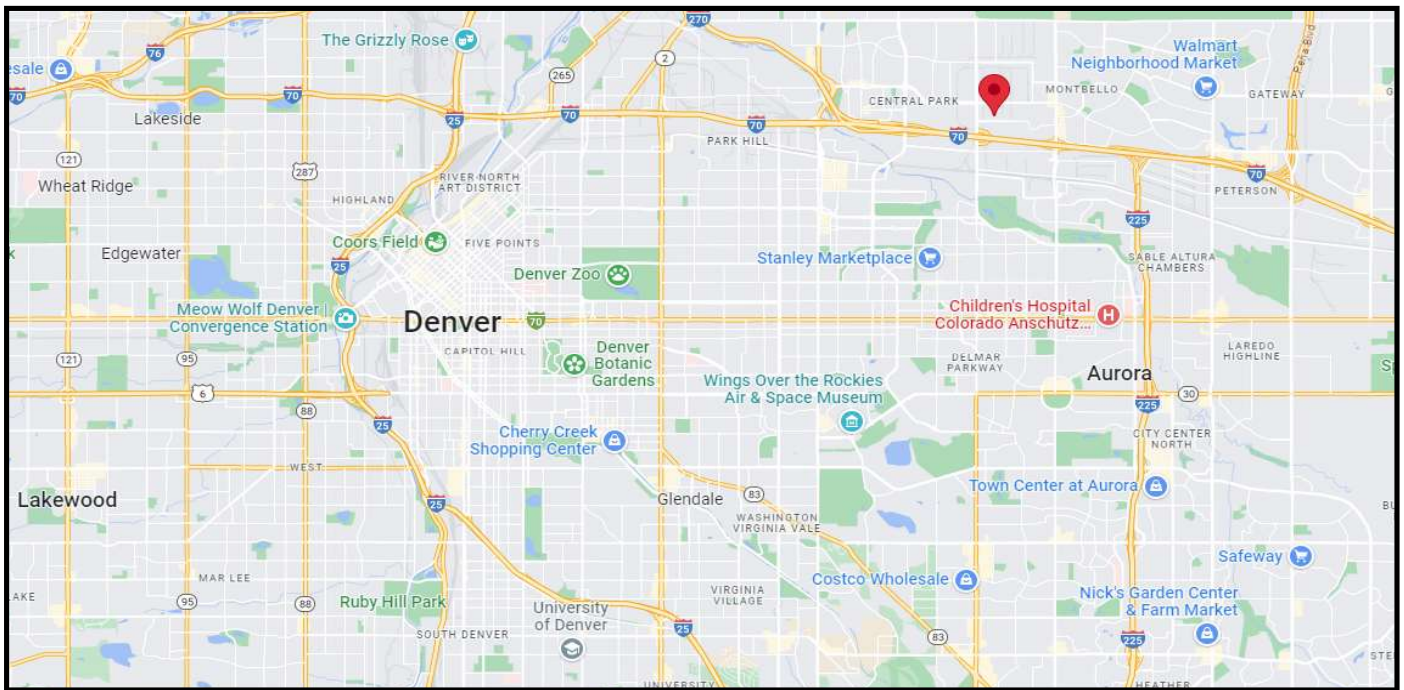
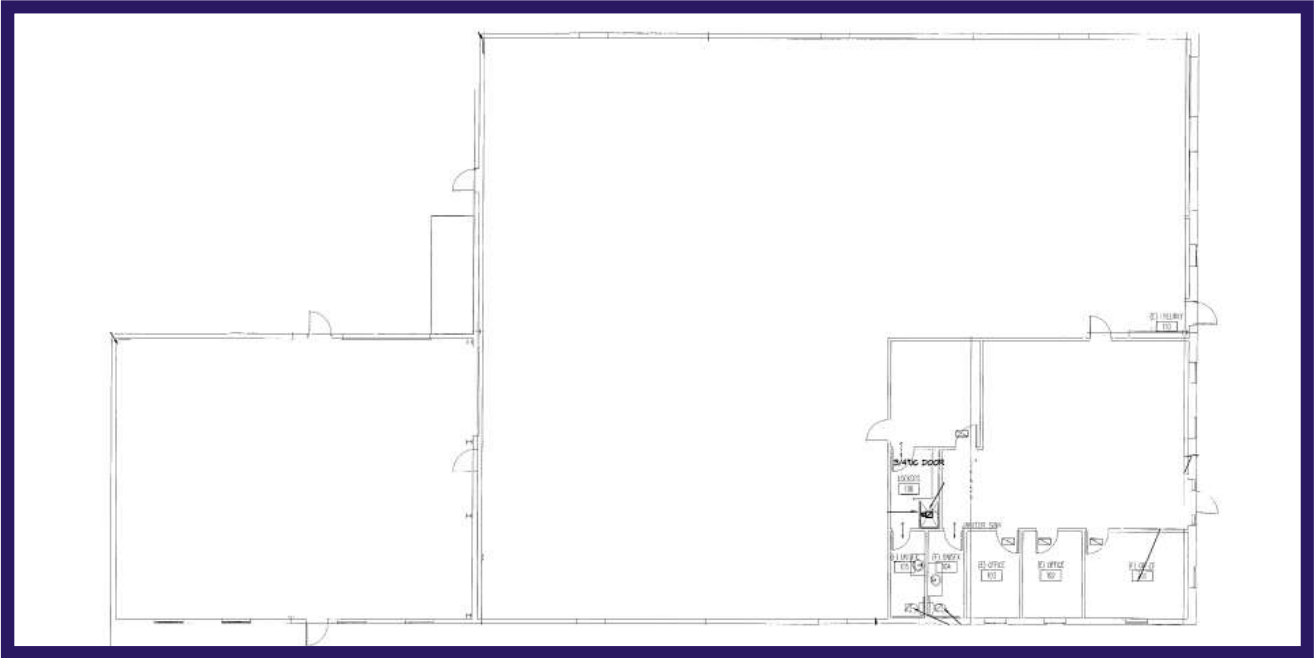
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[www.jandbbuilding.com](http://www.jandbbuilding.com)



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