

**FOR LEASE**

PLATINUM CRE  
INVESTMENTS | BROKERAGE

# 4201 E. 48TH AVENUE

## DENVER, CO 80216



### ABOUT THE PROPERTY

Large industrial property available for immediate move-in. Warehouse is clean and the office space was recently updated. Offers 15' to 20' ceiling heights, heavy power, dock-high loading, and 7,000 SF of fenced outdoor storage space. A 3-ton crane is also included. Located under 1-mile from I-70.

### PROPERTY FEATURES

- Building Size: 19,692 SF
- Office Size: 1,000 SF
- Site Size: 1.05 Acres
- Power: 1,200a/208v 3p Heavy
- Zoning: I-2

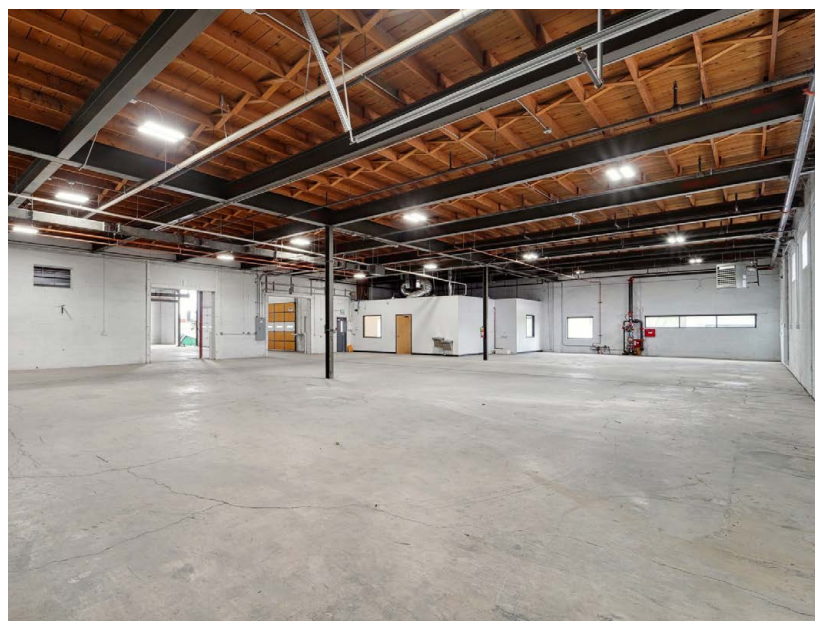
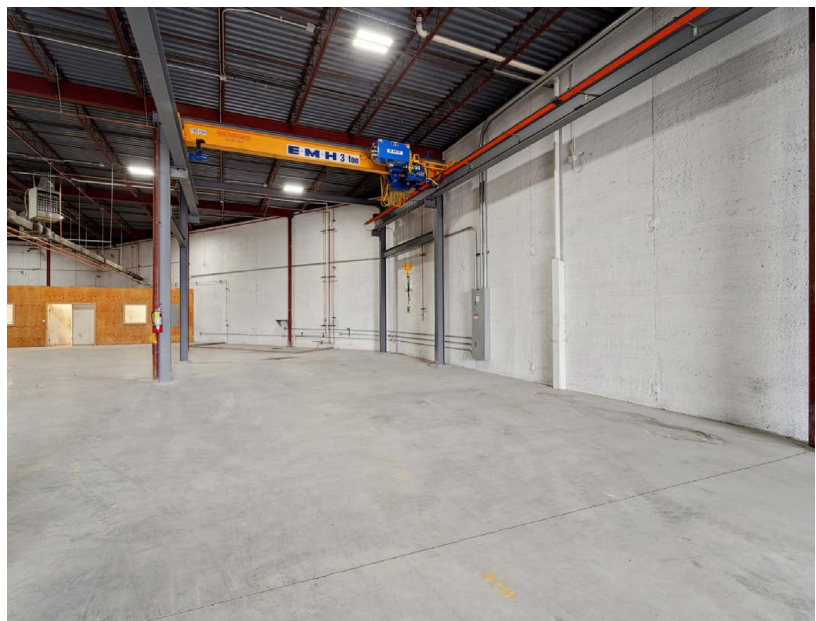
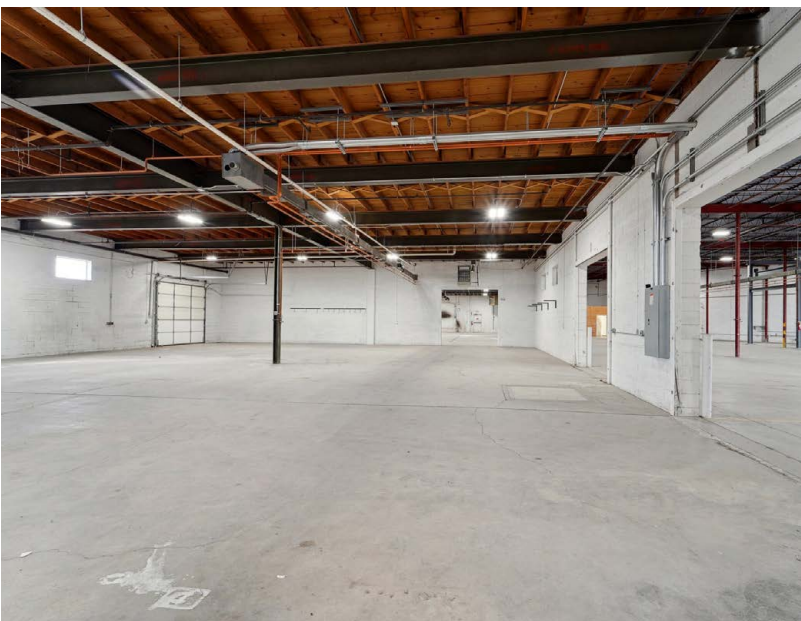
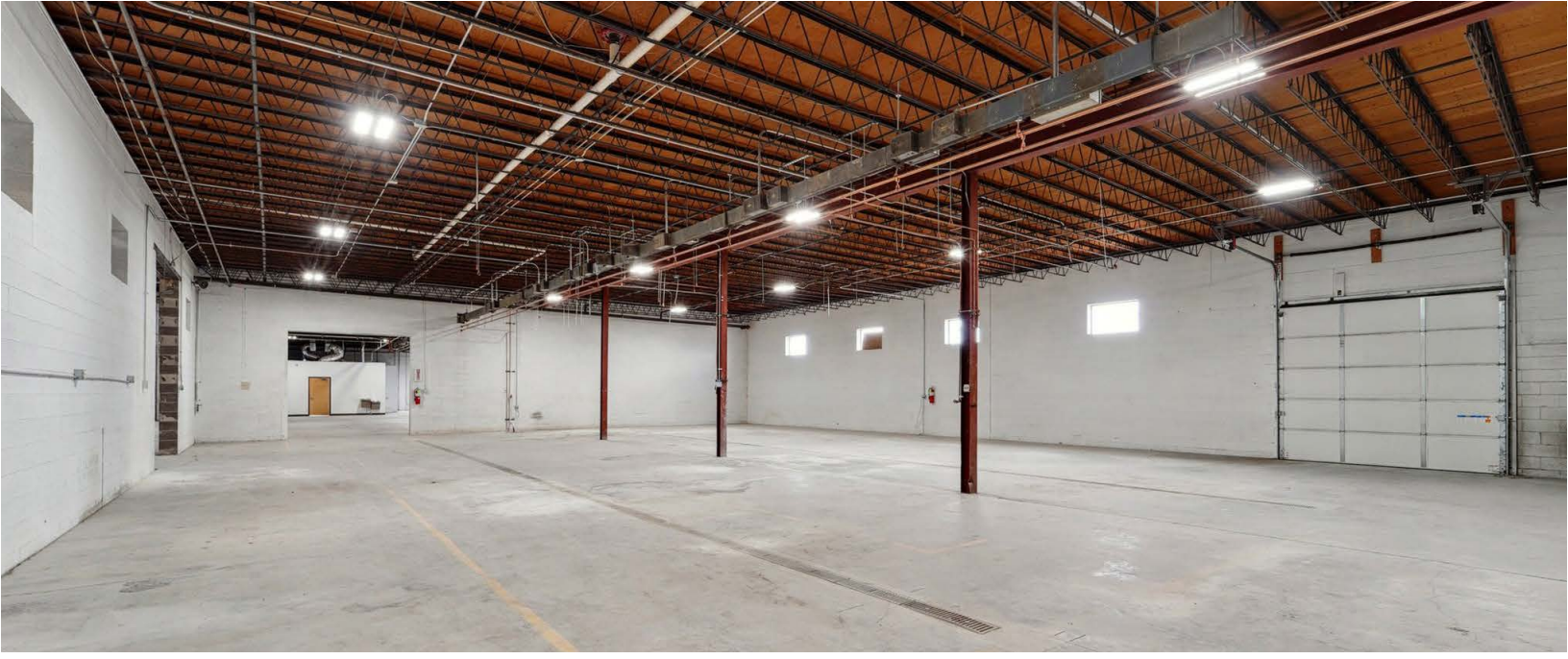
### CONTACT

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**LEASE RATE**  
**\$9.00/SF**  
**NNN**







## BUILDING FLOORPLAN



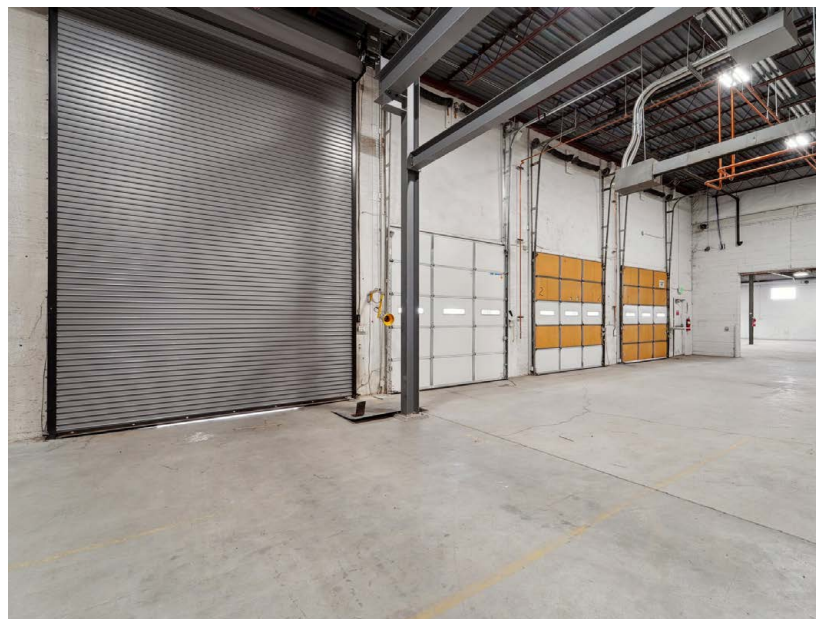
### PROPERTY HIGHLIGHTS

- 15' - 20' Ceiling Heights
- 3 Dock-High and 1 Extra Large Door
- 1,200a/208v 3p Heavy Power
- 3-Ton Crane included
- Fenced outdoor storage
- Fire suppression system sprinklers with floor drains in 1/4 of building

### VIEW IN 3D

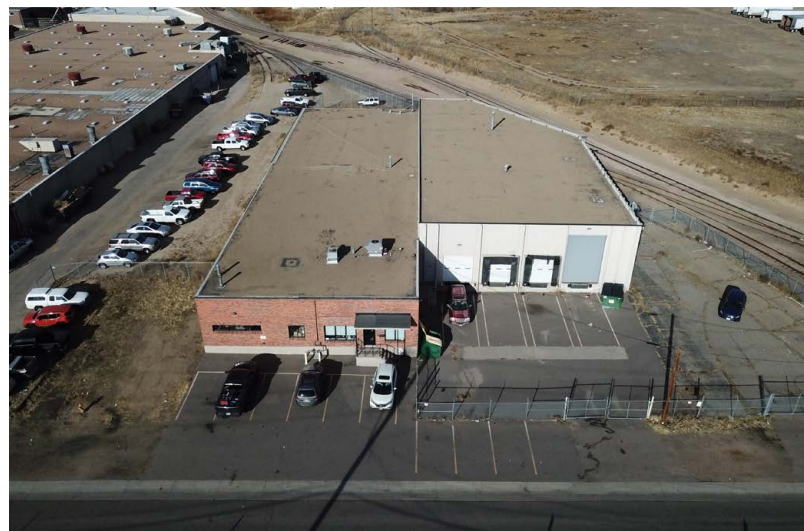
EXPLORE THE BUILDING

[CLICK HERE!](#)





# 4201 E. 50TH AVENUE DENVER, CO 80216



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## LOCATION HIGHLIGHTS

- Quick access to I-70, I-25, I-270, and US-35
- Located in the center of one of Denver's largest industrial commerce areas
- Within an Enterprise Zone

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