

FOR LEASE
I-70 IOS INDUSTRIAL PROPERTY

4275
FOREST STREET

DENVER, CO 80216

DOWNTOWN DENVER



E. SMITH RD.

LIGHT RAIL

Office

Warehouse

1.65 AC
Useable Yard

FOREST ST.

E. 43RD AVE.
RAIL

DESCRIPTION

County:	Denver
Zoning:	I-B
Available:	October 1st, 2025
Building:	31,636 SF
Site Size:	3.62 Acres (1.65 ac usable yard)
Asking Rate:	\$16.50/SF NNN
2025 OpEx:	Est. \$5.00/SF
Clear Height:	20'
Power:	TBV



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PROPERTY HIGHLIGHTS



Free standing
property with
outdoor storage



Secured/
Fenced site



I-70 access via
Colorado Blvd or
Quebec St exits

31,636 SF BUILDING 3.62 AC (1.65 AC USEABLE YARD)

- Loading:
- Five (5) 10x10 Drive-Ins
 - Two (2) 12x16 Drive-Ins
 - ▲ Two (2) Docks

ACCESS

FOREST ST.



E. 43RD AVE.



RAIL

Office

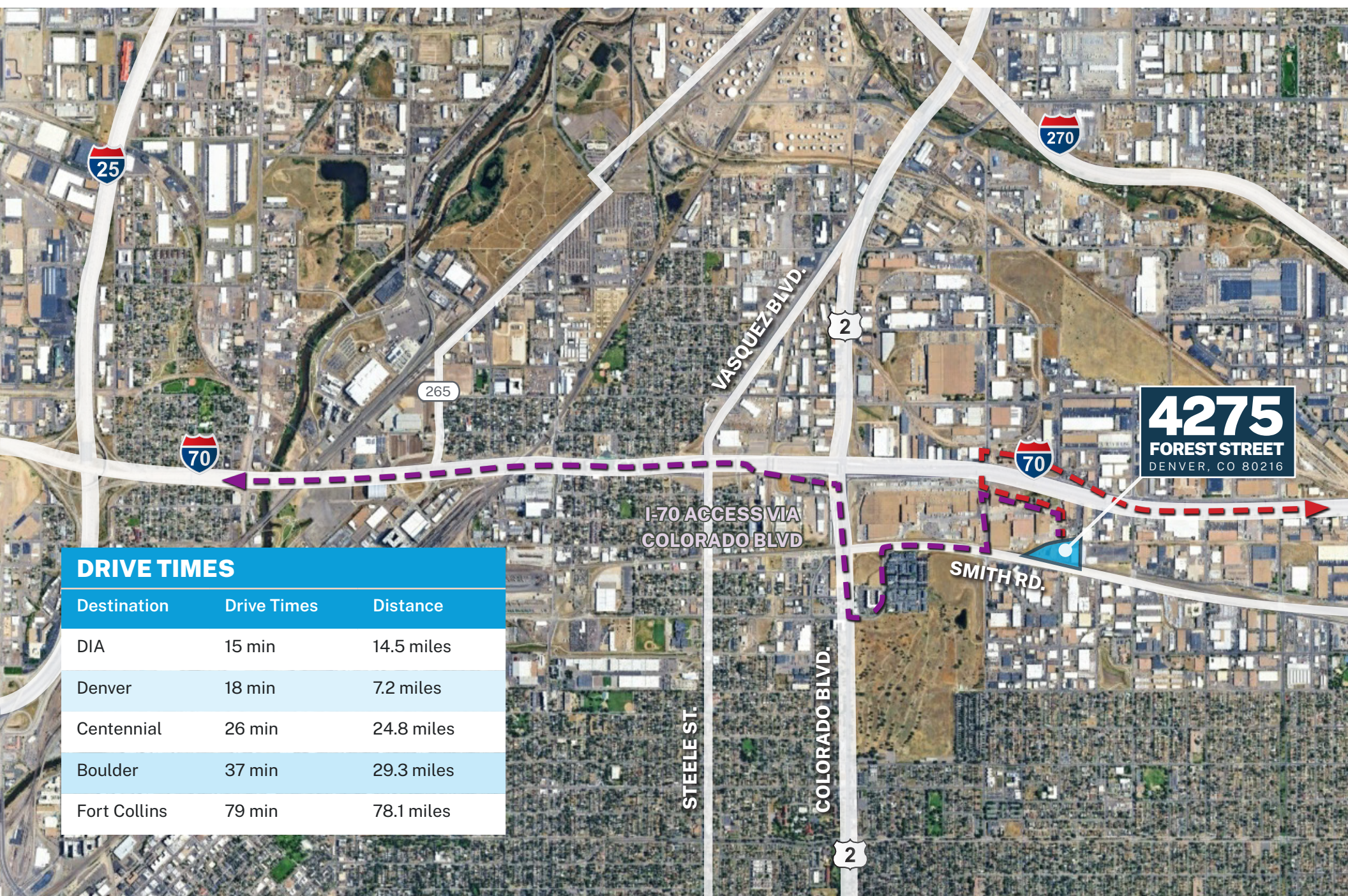
Warehouse

1.65 AC
Useable Yard

LIGHT RAIL

E. SMITH DR.

PROPERTY LOCATION & ACCESS



DRIVE TIMES		
Destination	Drive Times	Distance
DIA	15 min	14.5 miles
Denver	18 min	7.2 miles
Centennial	26 min	24.8 miles
Boulder	37 min	29.3 miles
Fort Collins	79 min	78.1 miles

SURROUNDING DEMOGRAPHICS

2023 DEMOGRAPHICS	15 MINUTES	30 MINUTES	60 MINUTES
2024 Population	396,467	2,376,753	3,695,743
2029 Projected Population	420,352	2,466,002	3,857,725
2024 Households	158,882	954,434	1,452,328
2029 Projected HH	170,511	997,594	1,527,512
2024 Avg. HHI	\$136,301	\$135,698	\$145,902
2029 Projected AHHI	\$162,037	\$159,789	\$170,567
Labor Force	231,533	1,384,389	2,112,315
Blue Collar	18.8%	17.3%	16.3%
White Collar	65.5%	68.3%	70.3%
Services	15.6%	14.4%	13.5%
Unemployment	2.8%	2.6%	2.6%

SERVING COLORADO'S FRONT RANGE WITHIN A 60 MIN DRIVE-TIME!



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