

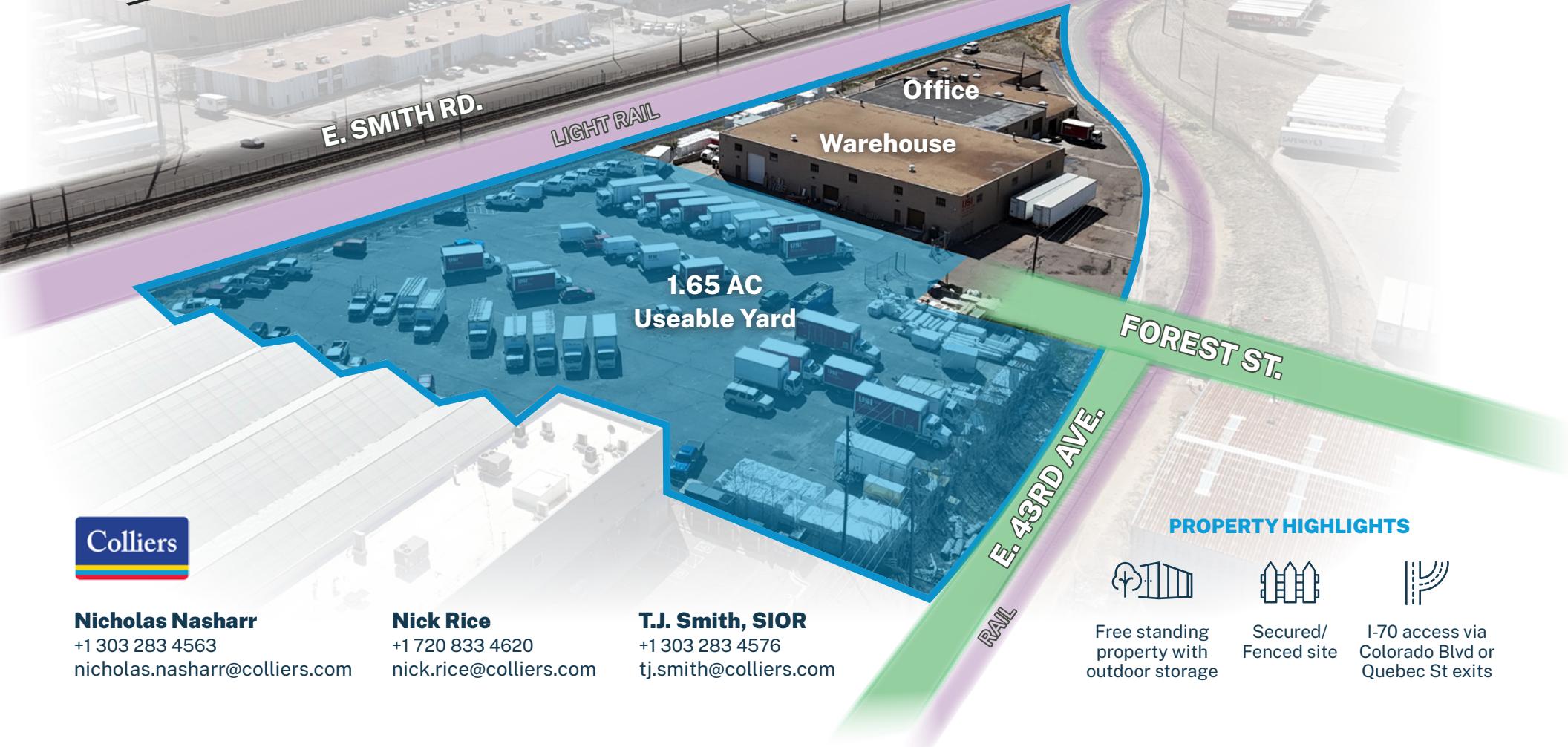
FOR LEASE
I-70 IOS INDUSTRIAL PROPERTY

4275
FOREST STREET

DENVER, CO 80216

DOWNTOWN DENVER

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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

Colliers

Nicholas Nasharr

+1 303 283 4563

nicholas.nasharr@colliers.com

Nick Rice

+1 720 833 4620

nick.rice@colliers.com

T.J. Smith, SIOR

+1 303 283 4576

tj.smith@colliers.com

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.

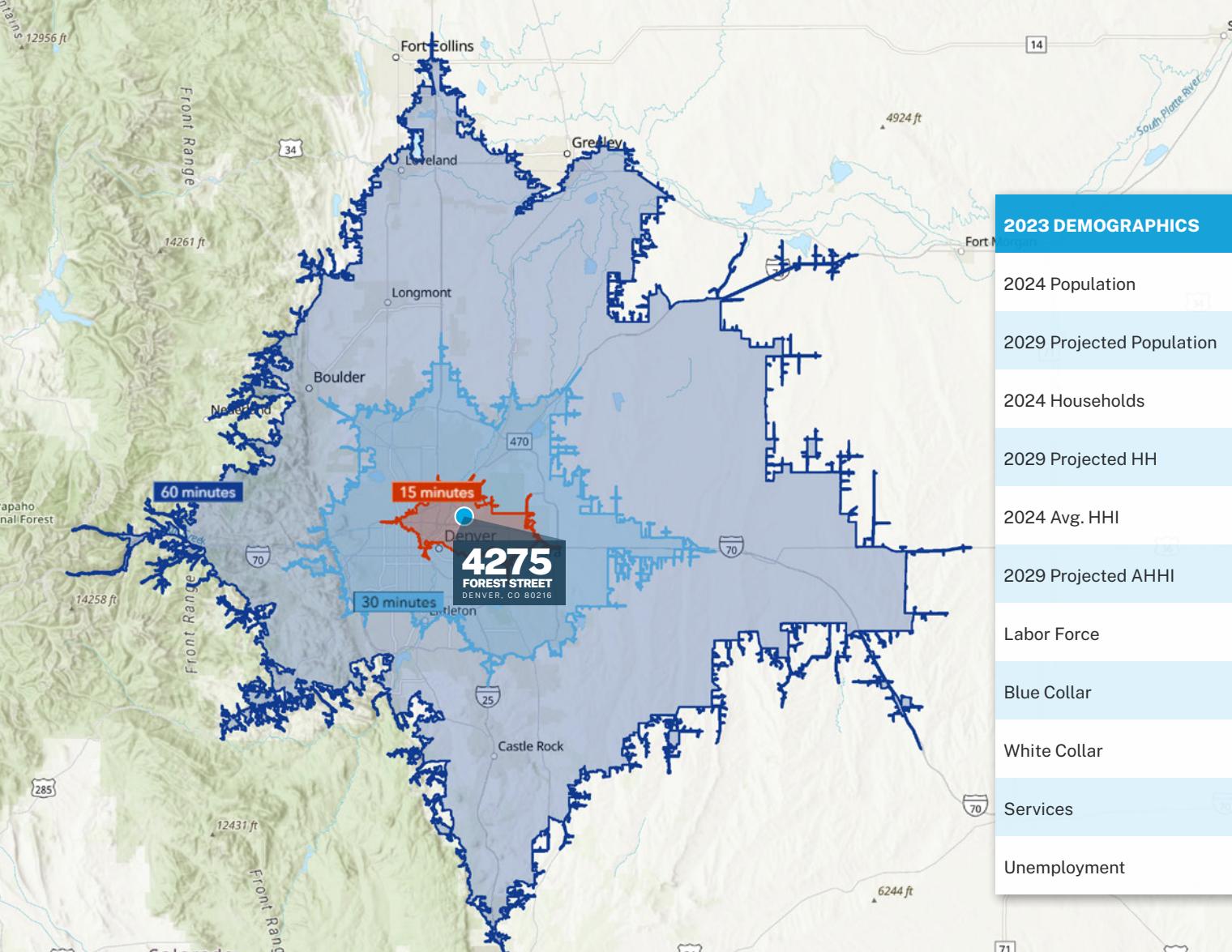


LIGHT RAIL

E. SMITH DR.

PROPERTY LOCATION & ACCESS





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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