



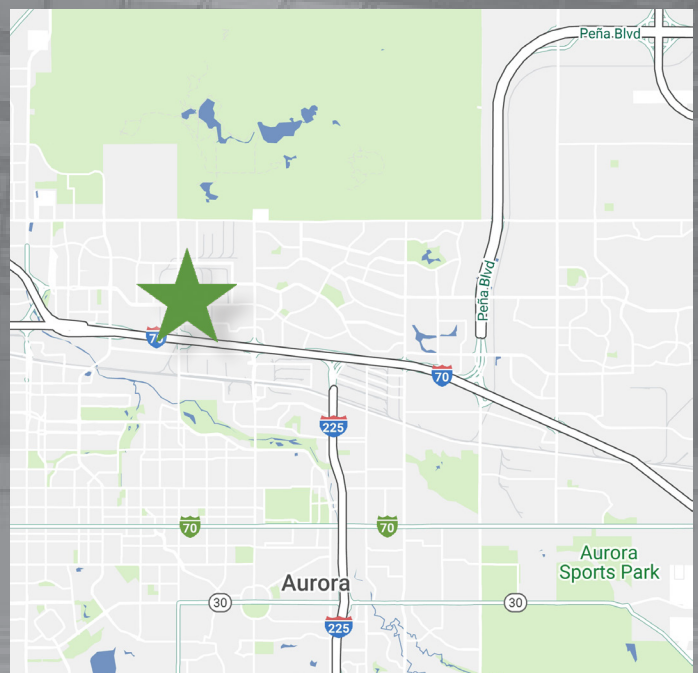
FOR LEASE ±30,302 SF

## 4721 Ironton St., Unit A Denver, Colorado 80239

Industrial warehouse/distribution building located at I-70 and Havana. Built in 1969, renovated in 2001. Front park/front load design. Dock-high and drive-in loading, nicely appointed office, heavy power, and LED lighting in the warehouse.

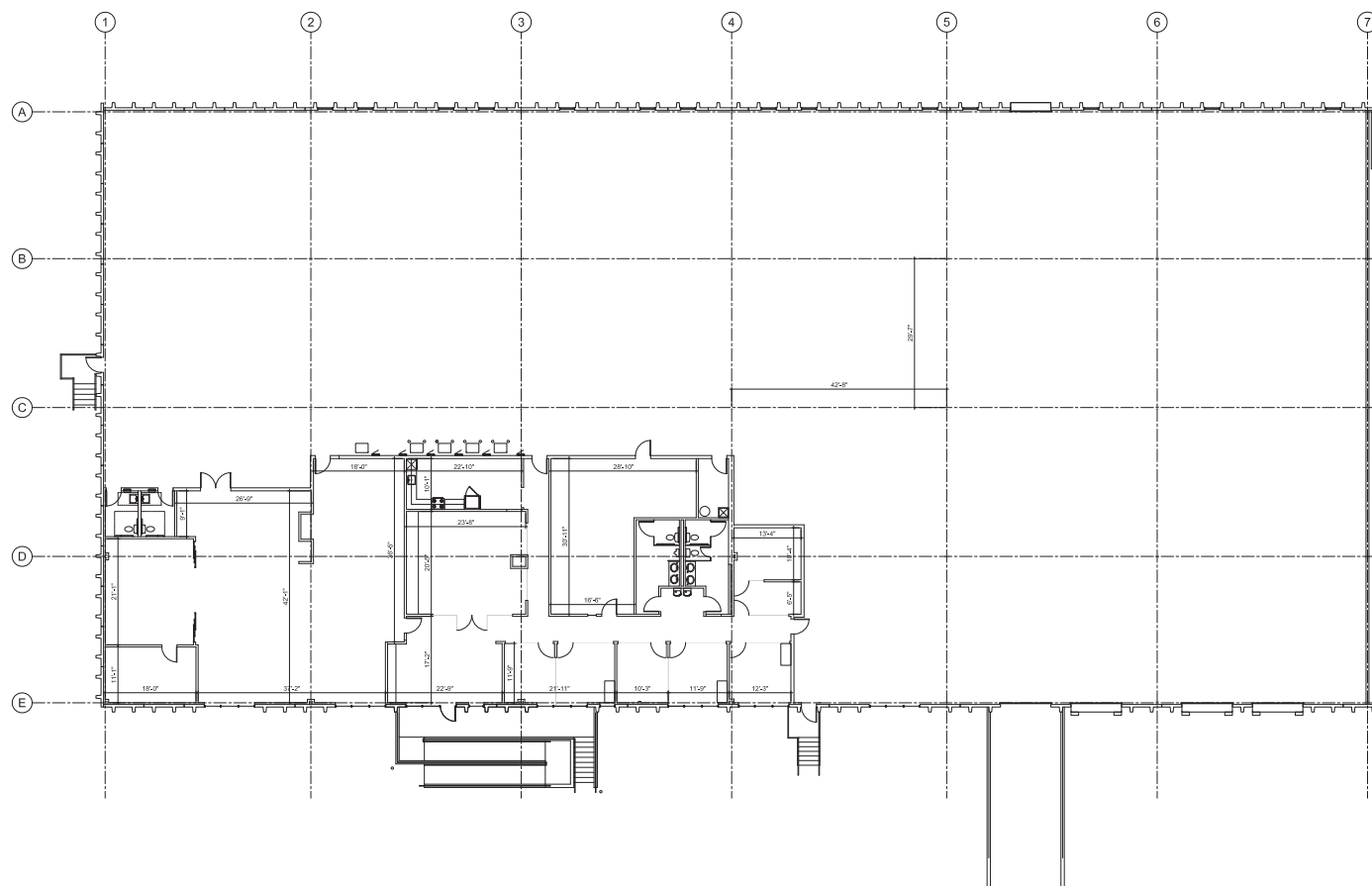
### Highlights

Available SF:	± 30,302
Office SF:	± 6,415
Loading:	4 dock-high doors 1 drive-in door 1 rail door
Clear Height:	21'
Sprinklered:	Yes
Parking:	1.40/1,000 SF
Zoning:	I-2
Power:	2400A, 277/480v, 3PH (TBV)
2025 OPEX:	\$5.77/SF
Asking Base Rent:	Call Broker for Pricing



4721 Ironton St., Unit A  
Denver, Colorado 80239

## Space Plan



### Owner Contact

John Strabel  
Regional Director  
8200 Park Meadows Drive, Unit 8226  
Lone Tree, CO 80124  
Direct: (248) 894-3974  
jstrabel@firstindustrial.com



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

### Broker Contact

Drew McManus  
(303) 810 8633  
drew.mcmanus@cushwake.com

Ryan Searle  
(720) 260 5859  
ryan.searle@cushwake.com

Bryan Fry  
(720) 217 4071  
bryan.fry@cushwake.com



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