



FOR LEASE

7,900 SF Office/Warehouse W Yard/Lot

3931-A Holly St | Denver, CO 80207



**Dual Drive-In/Loading Dock Well, 12' Clear,
Floordrains, Adjacent To DPD**

CONTACT:

GREG KNOTT

EXECUTIVE VICE PRESIDENT

303.521.3648

gknott@uniqueprop.com

EARL DUFFY

SENIOR BROKER ASSOCIATE

303.968.4929

eduffy@uniqueprop.com

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

WWW.UNIQUEPROP.COM



3931 HOLLY ST

OFFERING SUMMARY

Available SF:	7,900 SF
Lease Rate:	\$12.00 SF (MG)
Office:	~2,000 SF
Warehouse:	~5,900 SF
Parking/Yard:	25+ Spaces
Zoning:	I-A Denver
Drive In Loading:	8'x10' Drive in
Dock Loading:	Dock Well Attached to Drive In Door
Clear Height:	12'
Cross Streets:	Holly ST & 39th Ave

PROPERTY OVERVIEW

Well-located office/warehouse just off I-70 on Holly Street, featuring durable brick and block construction with approximately 2,000 SF of office finish. The building includes both a dock-high well and drive-in loading, as well as floor drains in the warehouse. The property offers abundant parking or yard space, ideal for outdoor storage or fleet parking. Adjacent to the Denver Police Department and offering immediate access to I-70, this site is perfectly suited for contractors, service or food-related businesses, general office/warehouse users, and more.

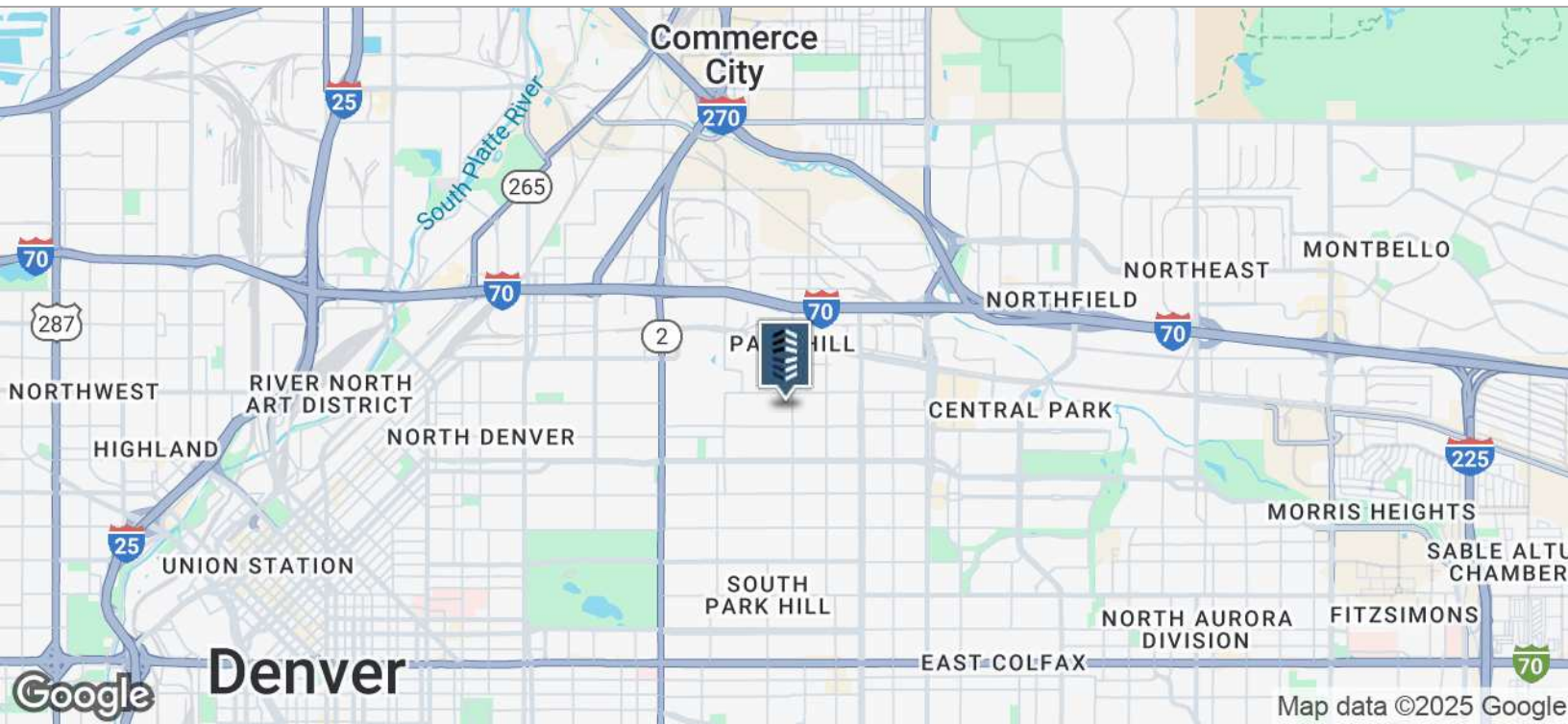
PROPERTY HIGHLIGHTS

- Lowest Rate in the Submarket
- Compartment Sink/Water Access as well as Floor drains in Warehouse
- Parking or Outdoor Storage Available
- Adjacent to Denver Police Department - Very Secure
- Functional Office Space
- Both Dock and Drive-in Loading

DOCK WELL & DRIVE IN LOADING







CONTACT:

GREG KNOTT

EXECUTIVE VICE PRESIDENT

303.521.3648

gknott@uniqueprop.com

EARL DUFFY

SENIOR BROKER ASSOCIATE

303.968.4929

eduffy@uniqueprop.com

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.