

## WAREHOUSE SPACE AVAILABLE

4200 JACKSON STREET, DENVER, CO 80216



### ABOUT THE PROPERTY

- Versatile industrial warehouse spaces with open layout
- Parking directly in front of the suites
- Private restrooms within premises
- Perfect for variety of industrial users
- Conveniently located near I-70 and Colorado Blvd.
- Minutes from DIA and Downtown Denver.

### PROPERTY FEATURES

- **Available SF:** 6,500 (Unit 8) and 10,000 SF (Unit 15)
- **Ceiling Height:** 24 feet
- **Loading:** Drive-In & Dock-High
- **Parking:** Surface Spaces
- **Building Size:** 48,902 SF
- **Site Size:** 2.14 AC
- **Zoning:** I-A (Denver)

### CONTACT

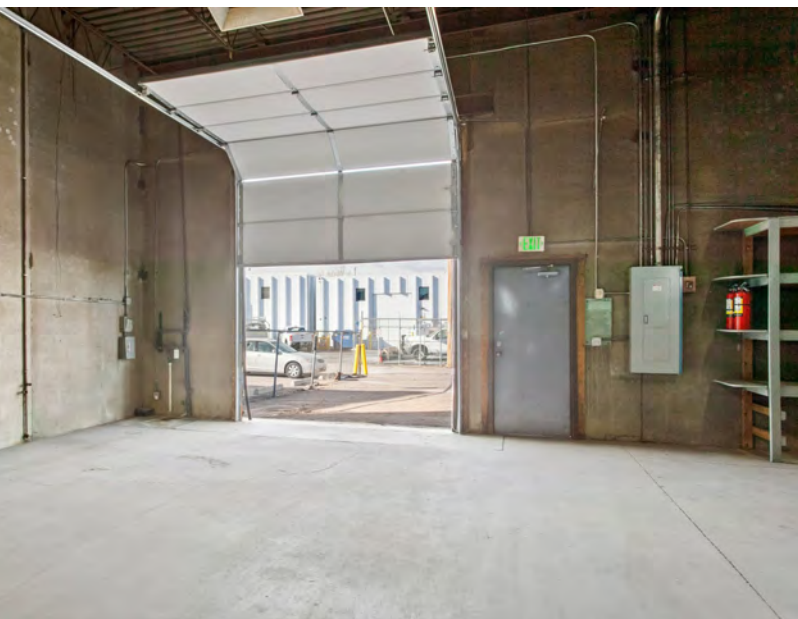
**RYAN BENGFORD**

o 303-630-0606 | c 970-218-6889  
ryan@platinum-cre.com

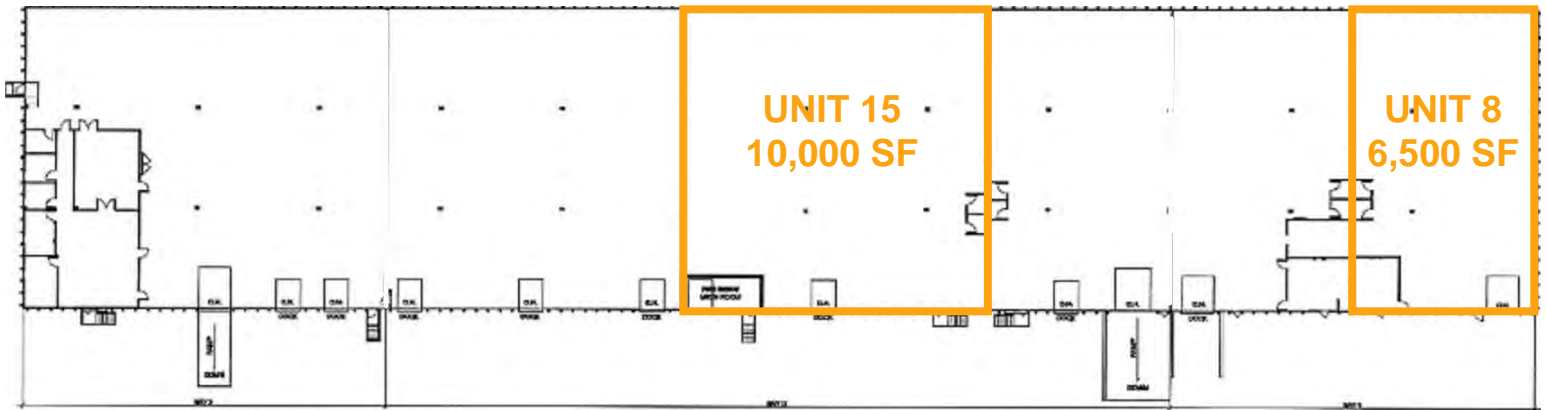
**LEASE RATE: \$8.00/SF NNN**  
*(Operating Expenses: \$6.84/SF)*

## UNIT 8 - 6,500 SF

- Open Floorplan
- 24' ceiling height
- 1 Drive-In Bay
- 1 private office, 2 bathrooms
- Parking directly outside of the unit

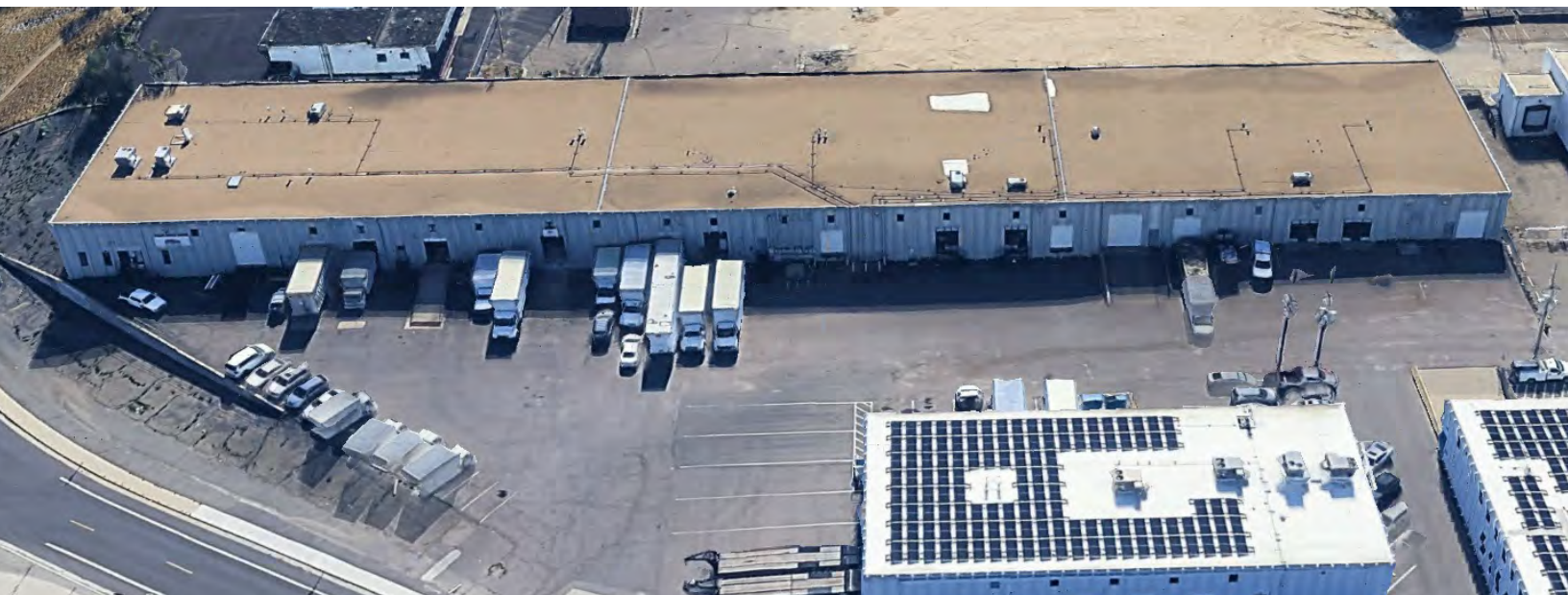
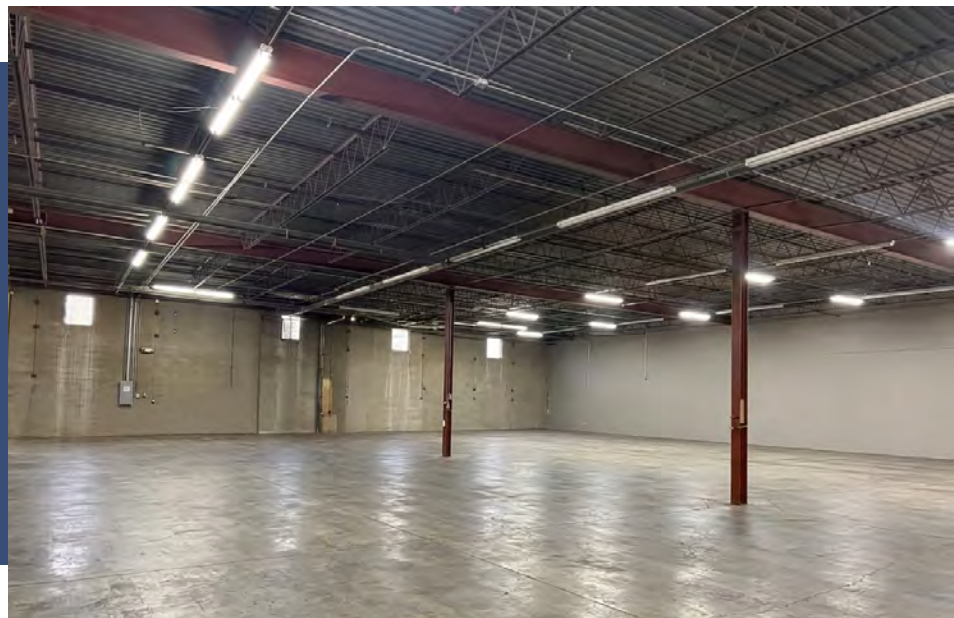


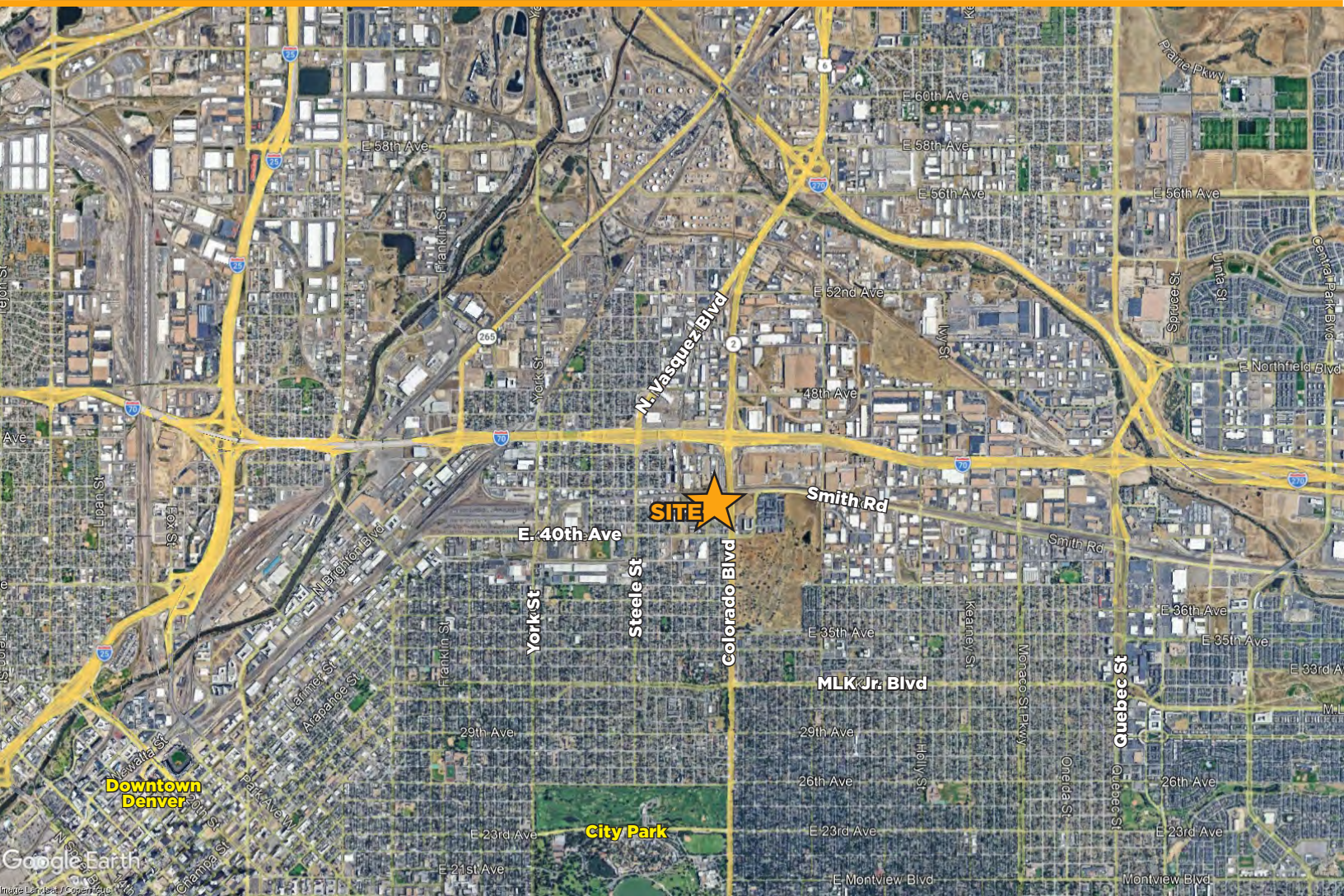
## SITE PLAN / AVAILABLE SUITES



### UNIT 15 - 10,000 SF

- Open Floorplan
- 24' ceiling height
- 1 Dock-High bay
- Private bathrooms
- Parking directly outside of the unit
- Available June 1, 2026





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5231 S. Santa Fe Drive, Suite 200 | Littleton, CO 80120 | platinum-cre.com