

Industrial Building For Lease

3930-3940 Holly Street, Denver CO 80207

Temperature Controlled Warehouse

Desirable Northeast Denver Location



OPPORTUNITY
NOW



PROPERTY HIGHLIGHTS

- Multi-Tenant Building
- Power: 900 Amps (To Be Verified)
- Clear Height: +/- 14'
- Loading: Two (2) Dock High Doors
- Renovated ADA Bathrooms
- New Roof (2022)
- Just minutes from I-70 and a short drive to Downtown Denver, Aurora and I-225

THE SPECIFICS

- Space Available: 5,503 SF
- Pricing: \$14/SF + NNN
- Building: 15,479 SF
- Lot Size: 0.53 AC
- Zoning: I-A
- Located in an Opportunity Zone



CONTACT INFORMATION

Colin Clancy

Vice President

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Broad Street Realty, Inc.

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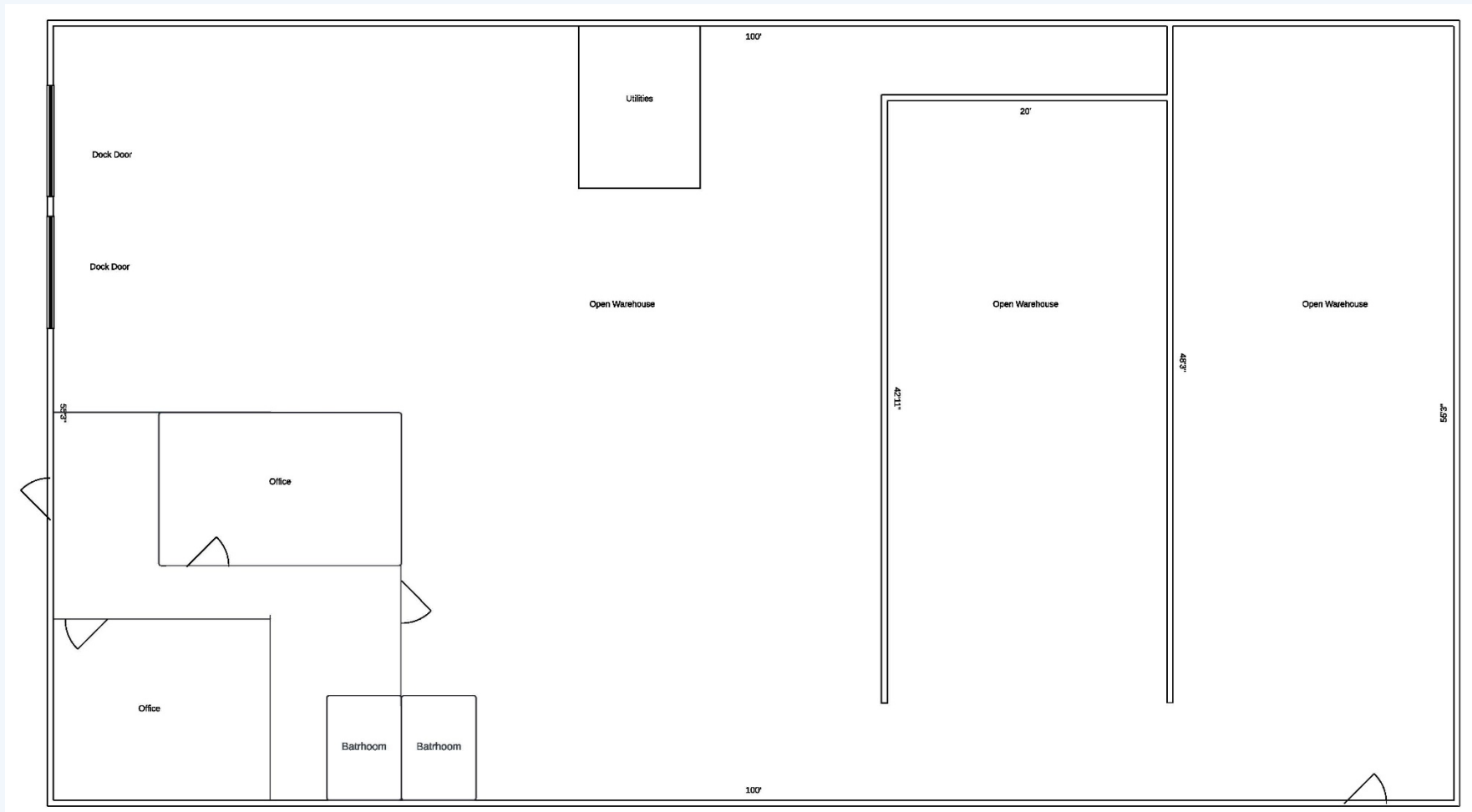
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FLOOR PLAN



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