



**Warehouse  
Hotline**

**FOR LEASE**  
**5,600 SF WAREHOUSE**  
3911 Inca St. Denver, CO 80211

Available December 1st



**IDEAL FOR  
BUSINESSES SEEKING  
A STANDALONE SPACE  
WITH EASY ACCESS TO  
MAJOR HIGHWAYS  
AND PUBLIC  
TRANSPORT**

## **KEY FEATURES**

- Heavy Power
- Fenced Yard
- Close Proximity To I-70 and I-25
- Bathrooms
- Small Office
- (1) Oversized Drive-In and (1) Oversized Dock Door
- 6 Parking Spaces
- Mezzanine Storage
- Close Proximity of the Light Rail

**MONTHLY RENT: \$7,410.00**

## **CONTACT:**



**AVIVA SONENREICH**  
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720-276-2717  
aviva@warehousehotline.com



**JOSH OAKLEY**  
BROKER ASSOCIATE  
970-274-0077  
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**WAREHOUSE HOTLINE**  
2 Adams St #601,  
Denver, CO 80206  
303-409-9546  
warehousehotline.com

## LEASE TERMS

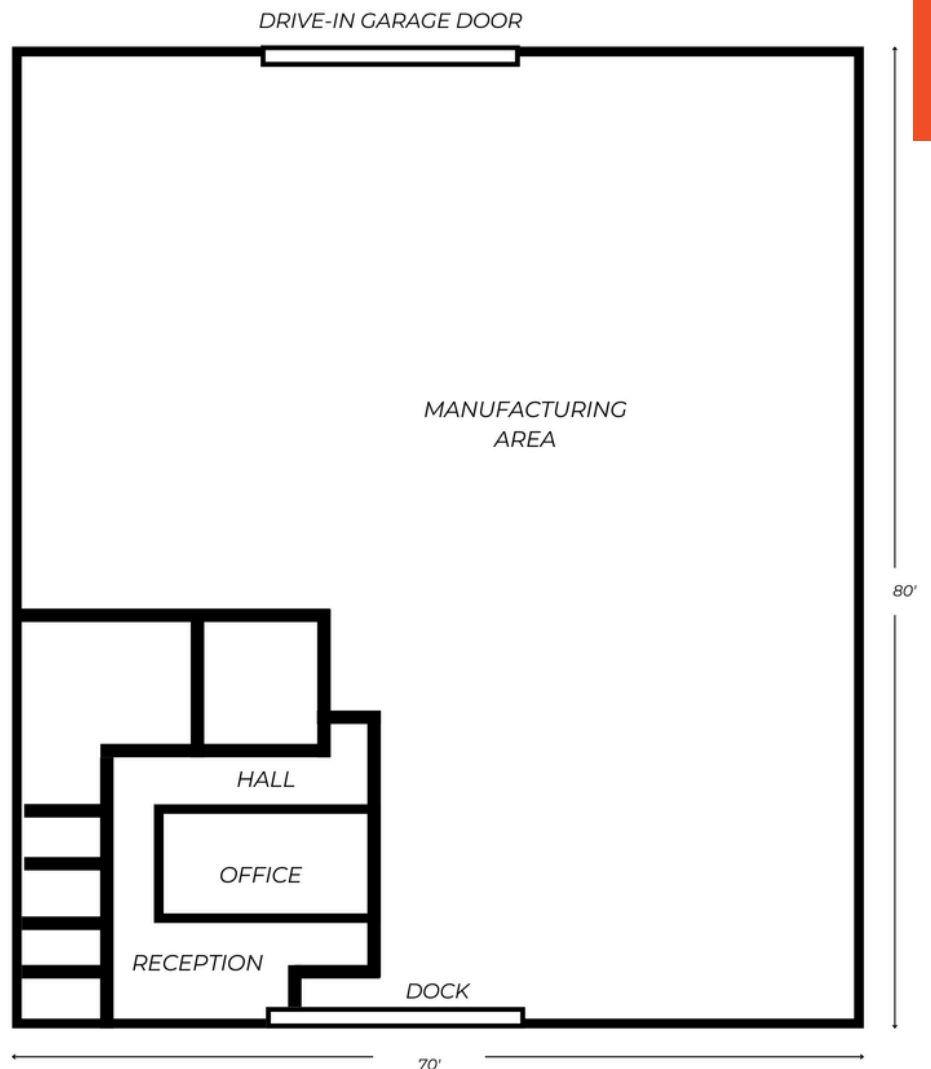
- **Rate: \$10.00/SF + NNN Estimate \$5.88 SF**
- **3-10 year Lease Term**

## FLOOR PLAN



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The floor plans provided are for informational purposes only and may not be to scale. While every effort has been made to ensure their accuracy, we cannot guarantee the completeness or correctness of the information presented. The floor plans are intended to give a general overview of the property layout and should not be relied upon as a definitive representation of the actual space.



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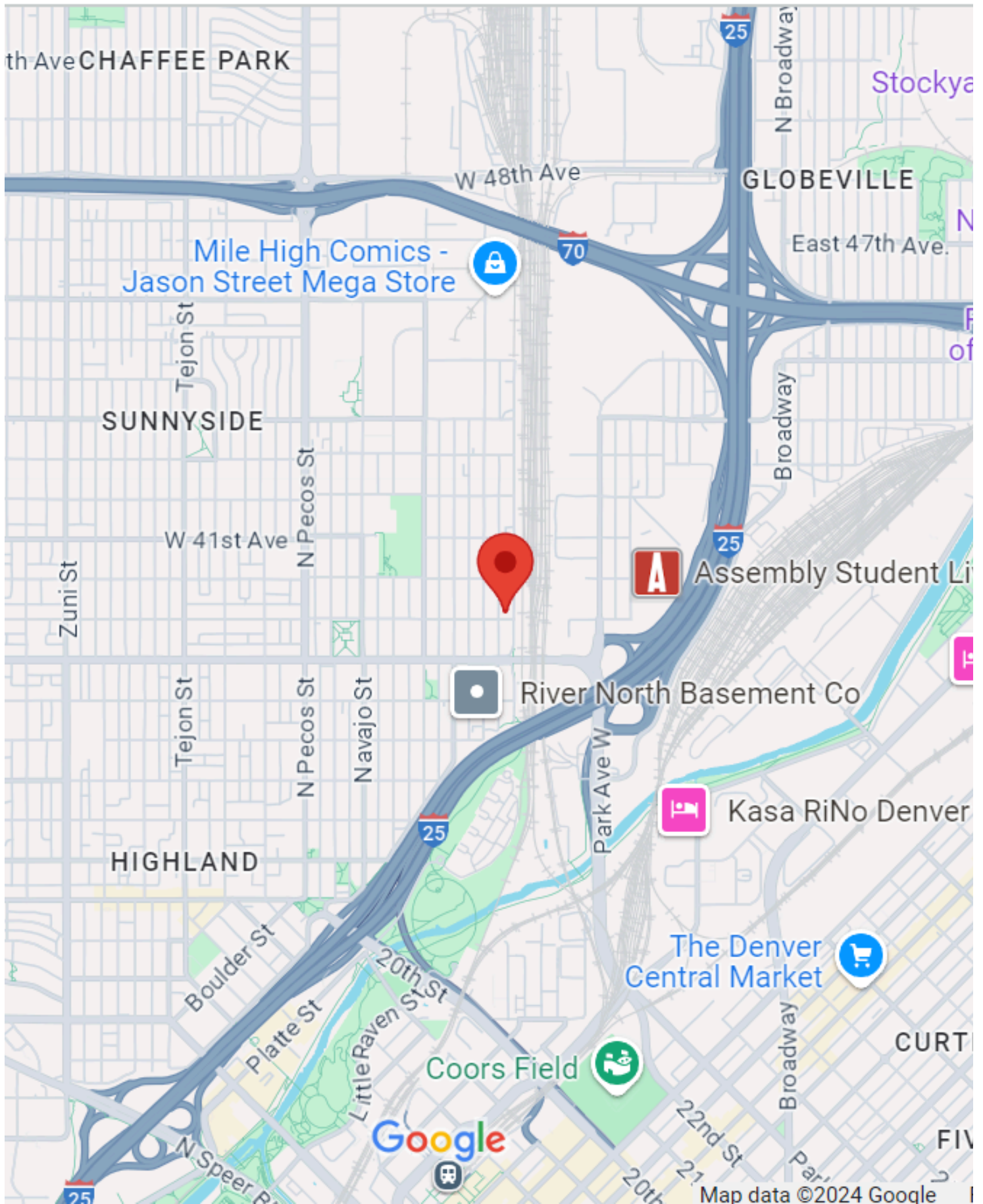


# AERIAL SHOTS





# LOCATION MAP



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# ADDITIONAL PHOTOS

