



WAREHOUSE / SHOWROOM / RETAIL SPACE FOR SALE OR LEASE

**LOCAL EXPERTS.
INDUSTRIAL STRENGTH.**

**4160 Fox St.
Denver, CO 80216**



PROPERTY FEATURES:

Building Size: 3,000 SF

Office Size: 800 SF

Year Built: 1956

Site Size: 9,583 SF

Zoning: I-A

Loading: 1 ground-level

2025 Taxes: \$26,500.30

LEASE RATE: \$12.50/SF

SALE PRICE: Contact Broker



- New roof in 2024
- Renovated in 2024



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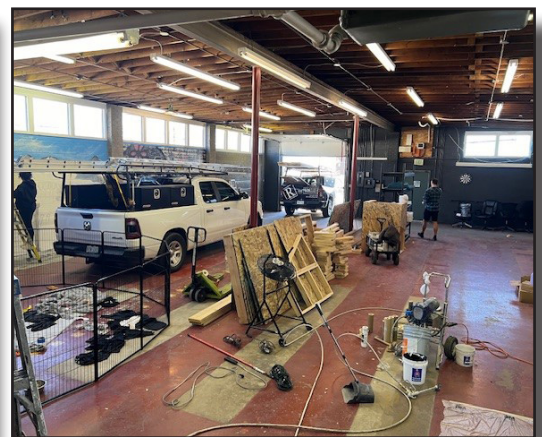


“FOX ISLAND” NEIGHBORHOOD

- Great access and visible to I-25 and I-70 where 250,000 cars pass daily
- Minutes from downtown Denver, adjacent to the LoHi, Sunnyside, and RiNo neighborhoods.
- Offers expansive views of downtown Denver, the front range mountains, and the RiNo neighborhood.
- Property is directly across the street from the 41st and Fox Gold Line Station, which is just one stop from Union Station in downtown Denver.
- Iconic entry to Fox Island along Fox Street and 44th Avenue invites pedestrians and cyclists into a network of trails and open spaces—and welcomes drivers to below-grade parking.

DRIVE TIMES

I-25	1 MINUTE
I-70	4 MINUTES
DOWNTOWN DENVER	5 MINUTES
DIA	30 MINUTES



LOCAL EXPERTS. INDUSTRIAL STRENGTH.

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