



Industrial Building with Heavy Power

**4705 OAKLAND STREET
DENVER, COLORADO 80239**

Building Size

24,000 SF

Available

12,000 SF

Lease Rate

\$10.75/SF NNN

Sale Price

~~\$4,680,000 (\$195/SF)~~

\$4,350,000 (\$181.25/SF)

Industrial for Sale or Lease

Property Highlights

- Excellent manufacturing infrastructure:
 - Heavy 480 volt power
 - Warehouse cooling
 - Large water tap
- Building renovations complete
- Income in-place for 50% of the building
- Easy access to I-70 and I-225
- Numerous amenities nearby

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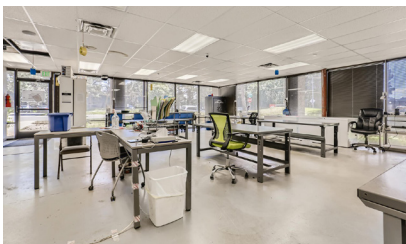
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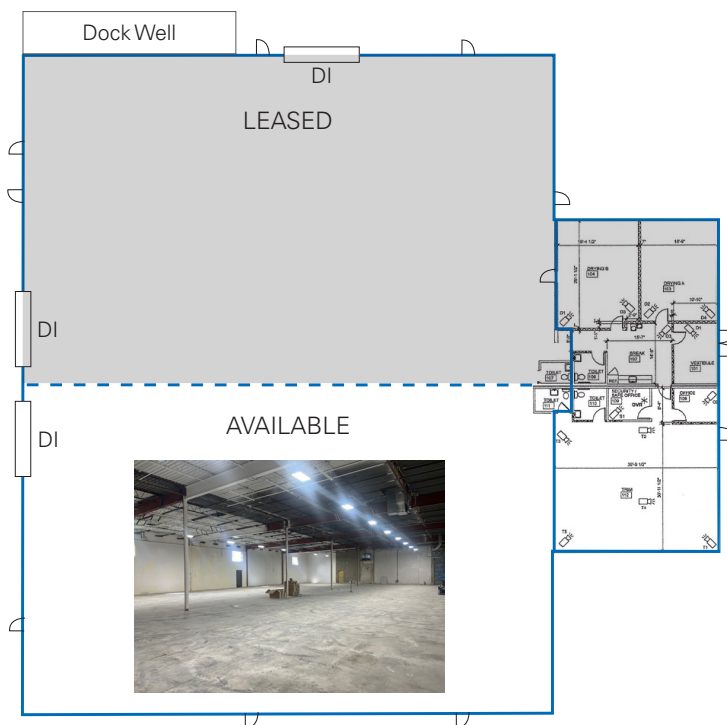
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Space Details

Available: 12,000 SF
Office: 1,350 SF (Approximate)
Loading: 1 Drive-in Door (10' x 12')
Additional Door Possible
Clear Height: 17'
HVAC: Fully Cooled Warehouse
Power: 1,000 Amps, 480 V, 3 Phase
Water Tap: 1.5"
Site Size: 1.27 Acres
Sprinklers: Wet
Year Built: 1975, (Remodeled in 2024)
Zoning: I-A, UO-2
OpEx: \$5.10/SF



Floor Plan



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