



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

For information, please contact:

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NEWMARK

4705 OAKLAND STREET, DENVER, COLORADO 80239

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

