

FOR LEASE

# 4340 GLENCOE STREET

DENVER, COLORADO 80216

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**FOOD PRODUCTION/COLD STORAGE FACILITY AVAILABLE**



**39,600 SF SITUATED ON 1.55 ACRES WITH AN ADDITIONAL .32 ACRE OF EXCESS PARKING/STORAGE**

**Lease Rate: \$15.00/SF NNN**

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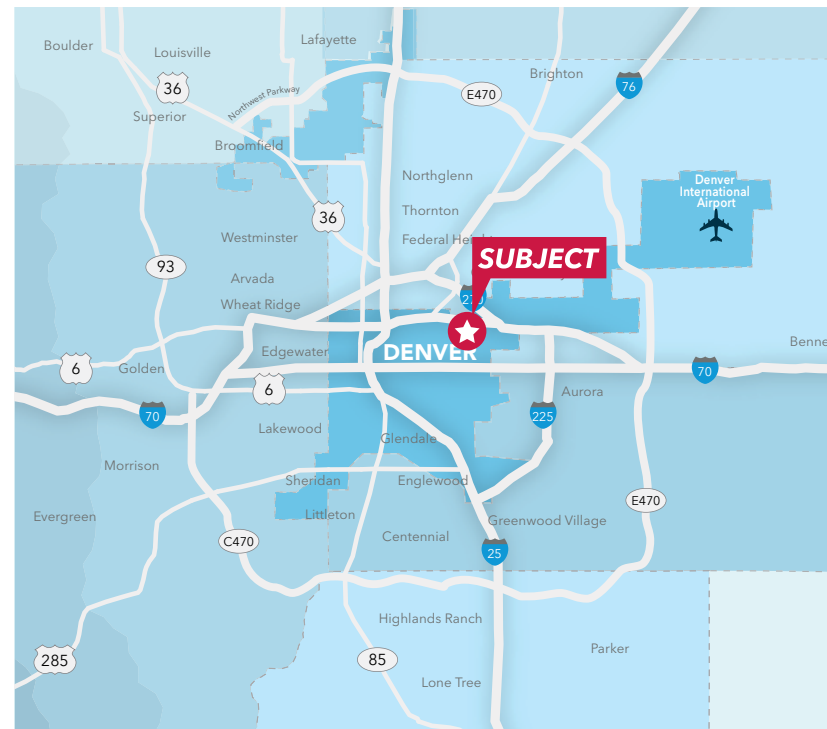
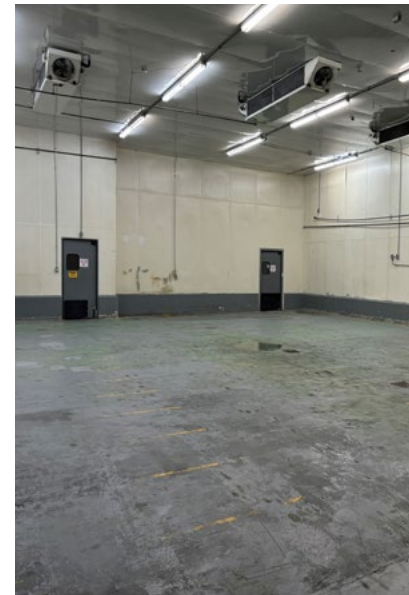
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## PROPERTY FEATURES

<b>BUILDING SIZE</b>	39,600 SF
<b>SITE SIZE</b>	1.55 Acres (67,645 SF)
<b>ADDITIONAL SITE</b>	0.32 Acre (13,966 SF)
<b>FREEZER</b>	5,500 SF
<b>COOLER</b>	11,100 SF
<b>OFFICE</b>	5,400 SF
<b>DRY STORAGE</b>	10,800 SF
<b>PRODUCTION</b>	6,800 SF
<b>ZONING</b>	I-B
<b>YEAR BUILT</b>	1974
<b>CONSTRUCTION</b>	Twin-T concrete
<b>CEILING HEIGHT</b>	21'
<b>SPRINKLERS</b>	Yes
<b>LOADING</b>	9 Dock doors
<b>POWER</b>	800 A/220 V/3-Phase To be verified
<b>LEASE RATE</b>	\$15.00/SF NNN

## ADDITIONAL FEATURES

- Former USDA certified plant
- Grease pit
- Floor drains throughout
- Test kitchen with hood
- Renovated employee restrooms

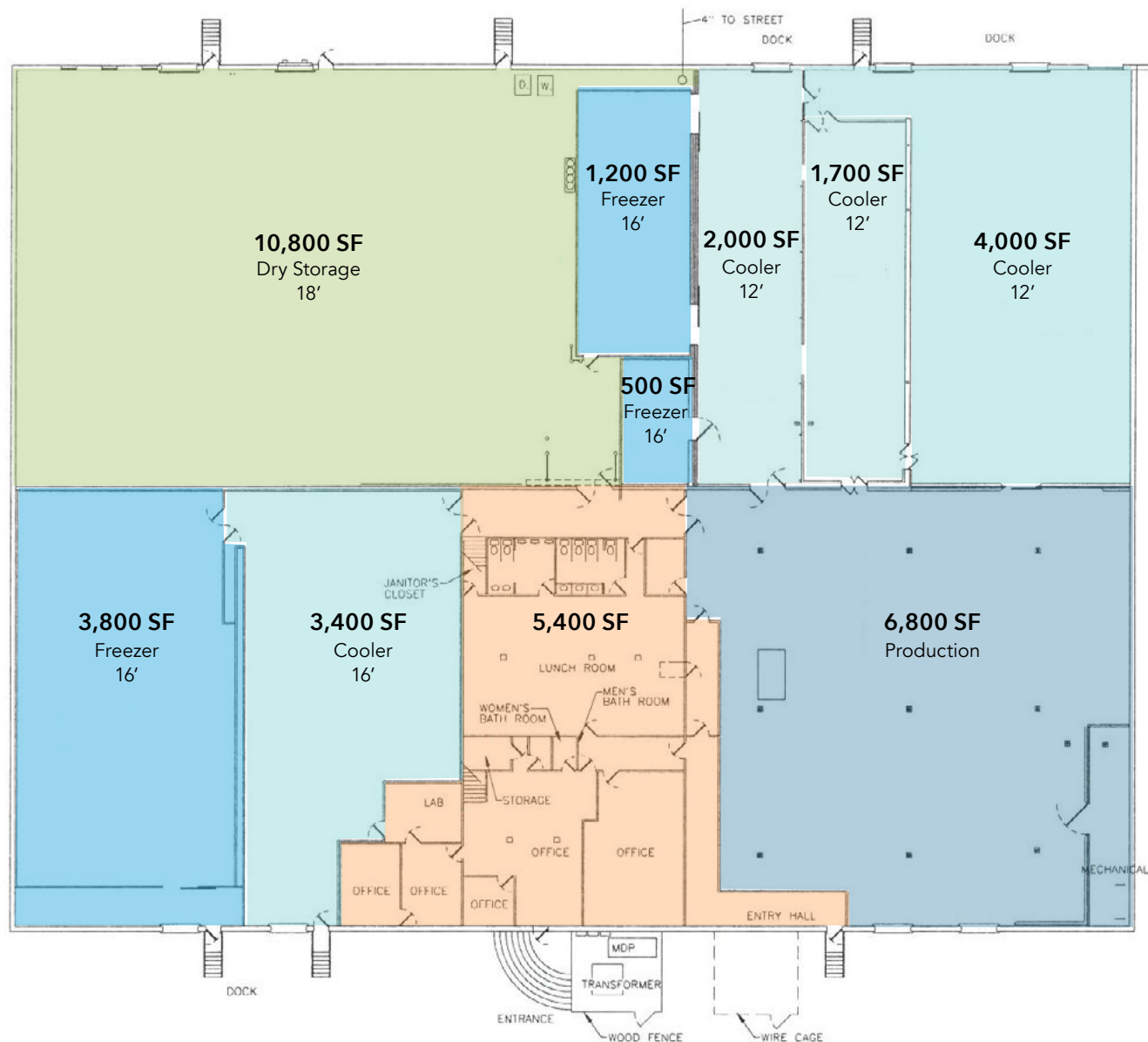


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## FLOORPLAN



Freezer	5,500 SF Total
Cooler	11,100 SF Total
Production	6,800 SF Total
Dry Storage	10,800 SF Total
Office	5,400 SF Total
<b>TOTAL</b>	<b>39,600 SF</b>



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