



NEW CENTRAL LISTING FOR LEASE WITH YARD AND BROKER BONUS

4800 Dahlia Street | Denver, CO 80216



Property Facts

Warehouse	19,500
Loading	Three Dock-High One Drive-In
Power	240A, 120V
Clear Height	22'
Sprinkler	ESFR
Parking	Up to 20 light vehicle and/or 6 trailer stalls.
Zoning	I-B
Rent	\$12.00/SF Gross

19,500 SF Warehouse Space with Ample Parking and Excess Fenced Outdoor Storage

Property Highlights

- **BROKER BONUS: \$10,000 FOR MOVE-INS BEFORE FEB 1, 2025; \$5,000 BEFORE MAR 1, 2025 (5-YEAR LEASE).**
- Prime Location: Ideally situated between I-70 and I-270, adjacent to Colorado Blvd.
- High-Quality Finishes: Brand new, above-standard finishes for Central Denver Industrial.
- Convenient Loading: Equipped with ample loading and levelers.
- Flexible Office Space: Offices available, customized to your needs.
- Outdoor Storage: Zoned for use and measuring 72' x 32'.
- Can accommodate excess trailer parking.
- On-Site Conference Rooms: Fully equipped for tenant use.
- E-Commerce Services: Landlord-provided services to boost efficiency and cut costs.
- Shared amenity areas

For Sale or Lease Information, please contact:

Blake McVean

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Buzz Miller

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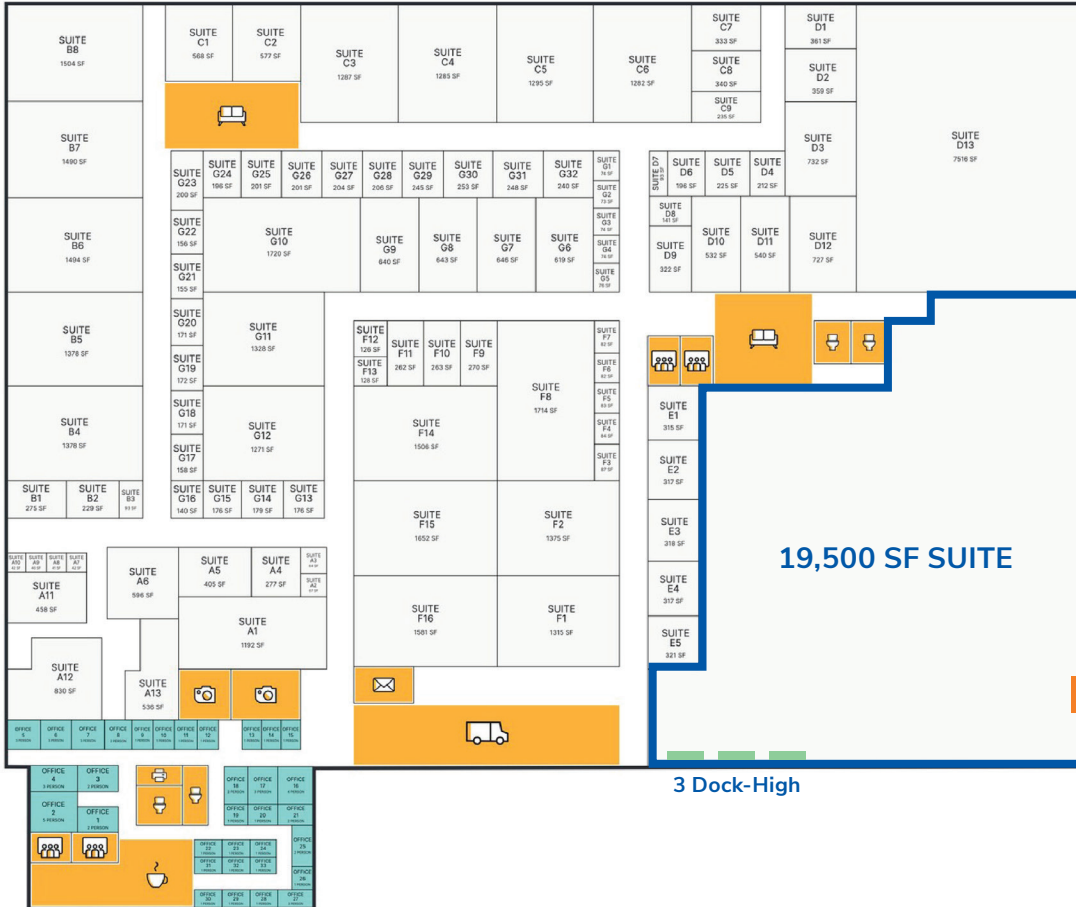
T 303.957.5302

For Lease



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Floor Plan



- CONFERENCE ROOM
- OASIS
- PHOTO STUDIO
- MAIL ROOM
- WAREHOUSE
- CAFE & BREAK ROOM
- COPY & PRINTER
- LOADING DOCK
- RESTROOM
- OFFICE SUITE

Exterior



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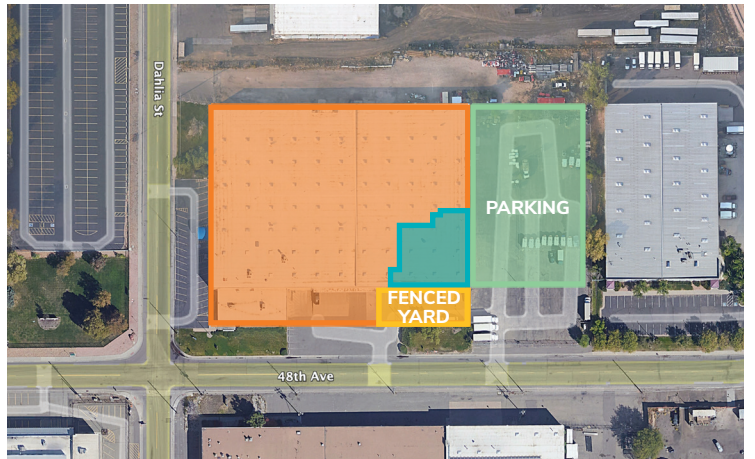
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Amenity Spaces



Aerial



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