



Industrial Space For Lease

**3 Months Free Base Rent
On A New 5 Year Signed Lease***

Fenced with Automatic Gates

Highlights

- > Easy Access to I-70 and I-25
- > Central Denver Location
- > Fenced with Automatic Gates
- > Oversized Drive-In Door

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Denver Central Business Park 4910 Fox Street | Unit D Denver, CO 80216

Available:	45 Days
Unit Size:	2,100 SF
Lease Rate:	\$13.95/SF NNN
Op. Ex.:	\$5.99/SF (Est. 2026)
Clear Height:	18'
Loading:	One (1) 12x14 Drive-In Door
Sprinklered:	Yes

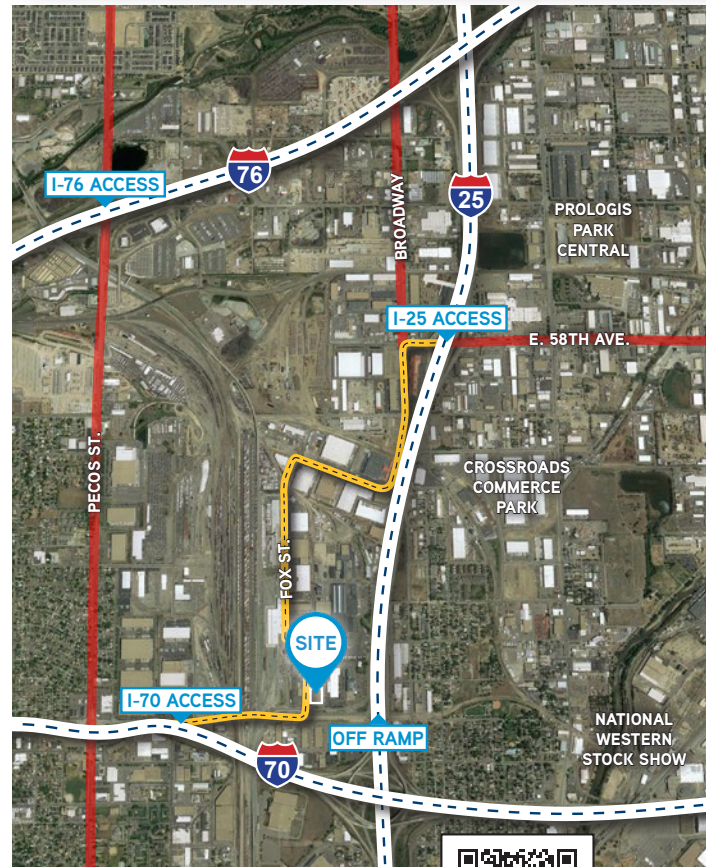
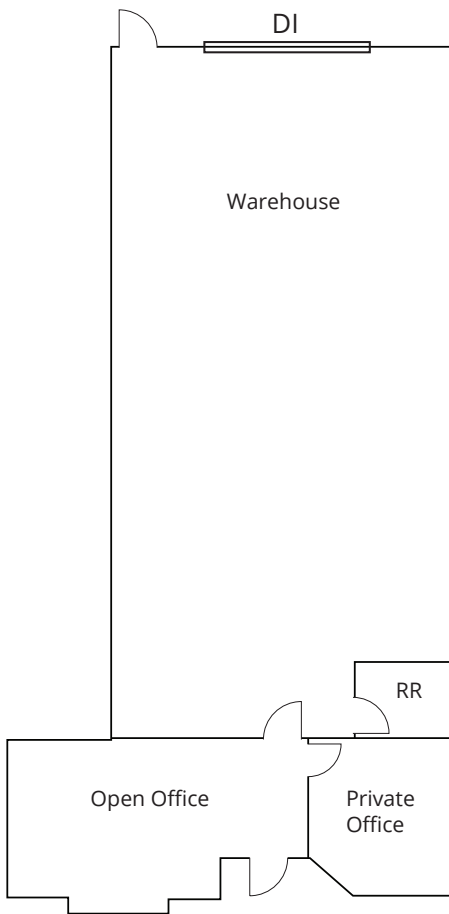
**Subject to certain terms and conditions, including in part new tenant taking occupancy and rent commencement prior to May 31, 2026.*

Pricing, terms, and availability are subject to change and/or withdrawal without notice.

For Lease



Floor Plan | Unit D



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