



INDUSTRIAL PROPERTY FOR LEASE

4300 Forest Street, Denver, CO 80216

Available Space: 22,100 SF (Divisible to 10,000 SF)

Lease Rate: \$13/SF NNN | \$4-4:50/SF NNN

Zoning: I-B



HENRY GROUP
REAL ESTATE

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OFFERING SUMMARY

4300 Forest Street is a well-located industrial building featuring a functional mix of warehouse and office space. The property includes four private offices, a conference room, heavy power, two drive-in doors, two dock-high doors, and rail-spur access. Recent upgrades include a polyurethane roof coating and a mix of heated and cooled warehouse areas. A second-floor office with a commercial kitchen hood offers added flexibility for specialty uses. **The space can also be demised into two (2) ~10,000 SF spaces for users that don't require the full 22,100 SF.**

The site also includes a 22,400 SF rear yard ideal for outdoor storage or staging. Located in northeast Denver's Park Hill area, the property provides excellent access to I-70, Colorado Blvd., MLK Blvd., downtown Denver, the I-25 corridor, and Denver International Airport—supporting distribution, service, and light industrial operations.

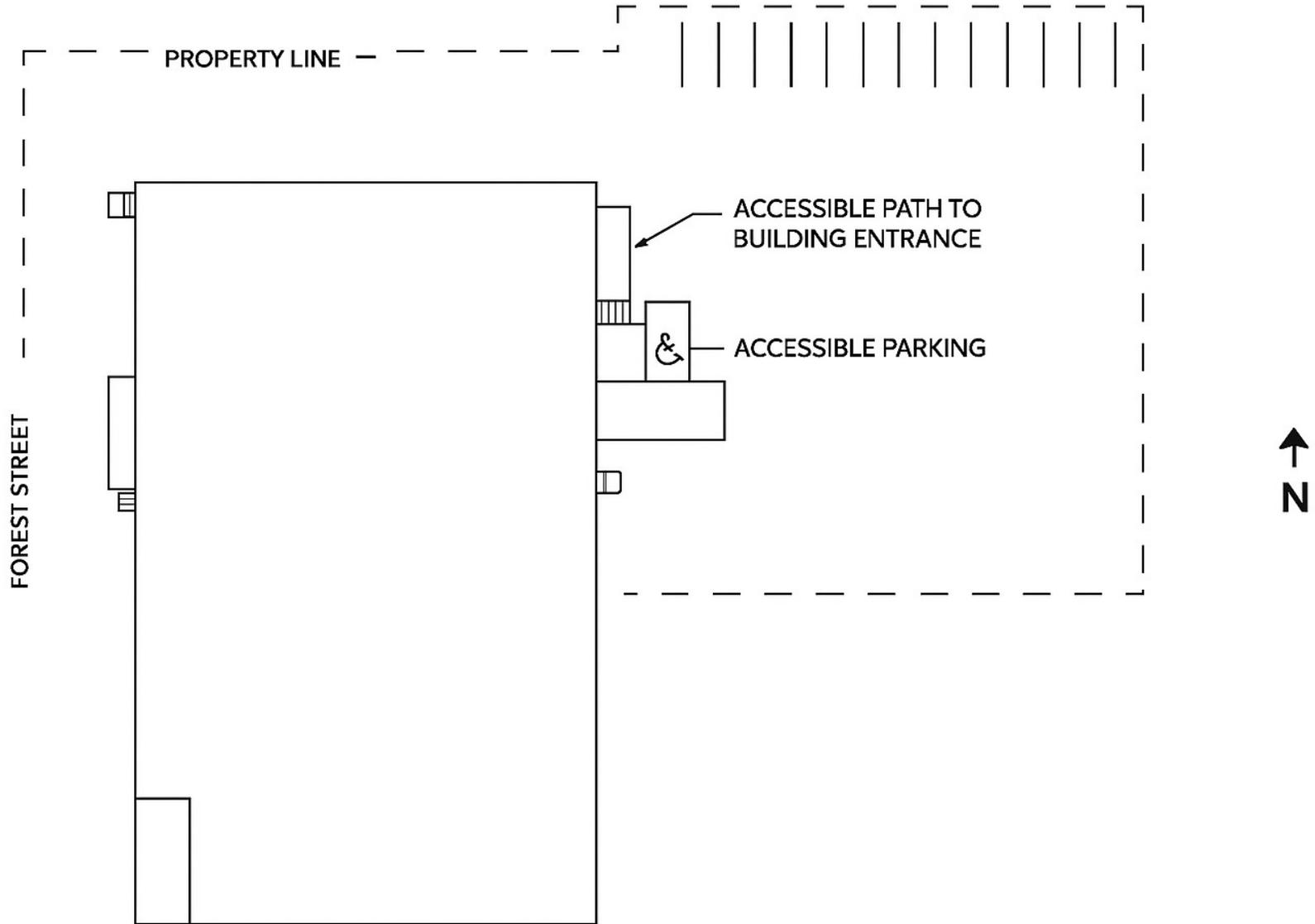
PROPERTY HIGHLIGHTS

- **Functional industrial building with warehouse/office mix, four private offices, and a conference room**
- **Heavy power with 2,000A/480V, 2 drive-in doors, 2 dock-high doors, plus rail-spur access**
- **Recent upgrades including polyurethane roof coating; mix of heated/cooled warehouse areas**
- **Second-floor office with commercial kitchen hood for flexible specialty or production uses**
- **22,400 SF rear yard with excellent access to I-70, Colorado Blvd., MLK Blvd., downtown, I-25, and DIA**

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	4	136	2,415
Total Population	10	311	6,065
Average HH Income	\$79,104	\$117,644	\$89,323

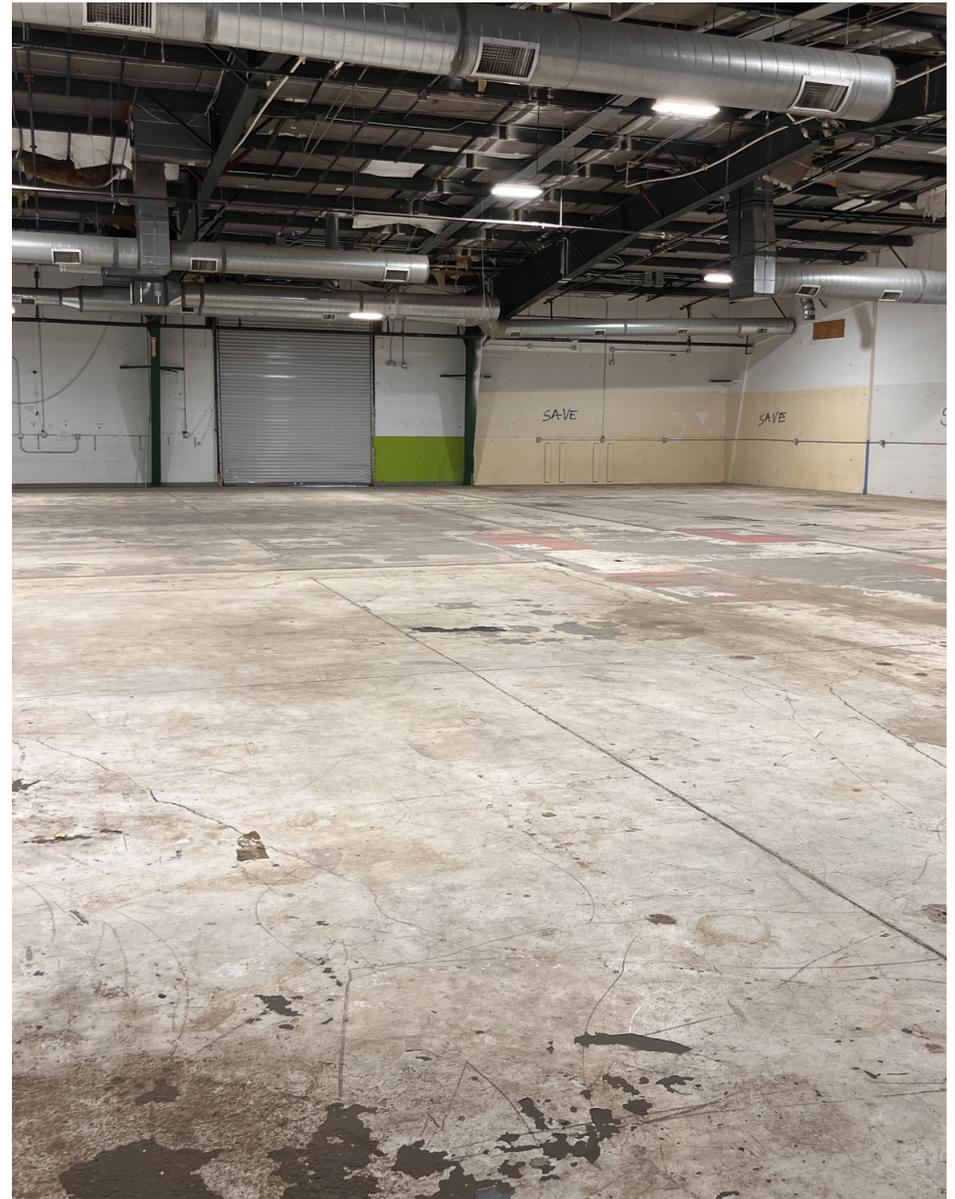
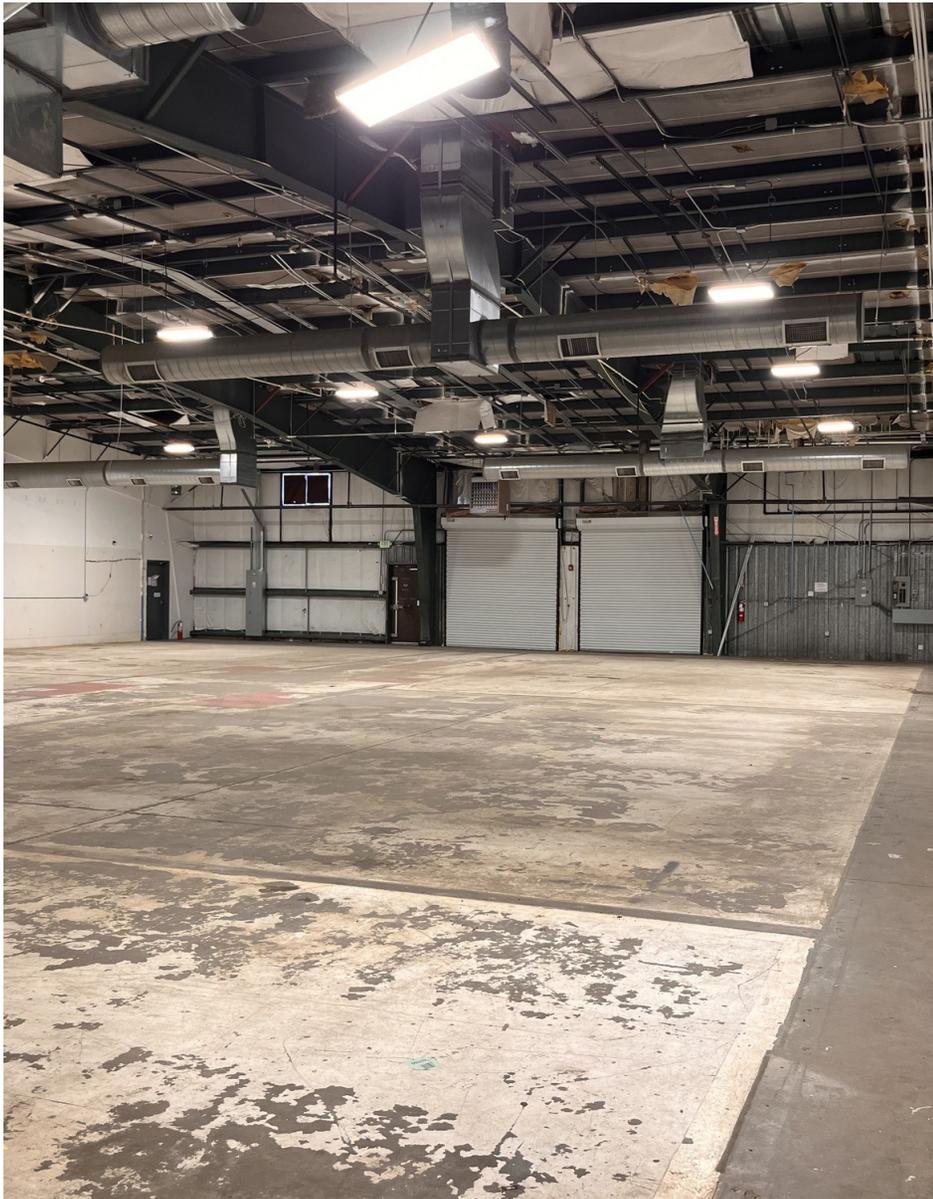


Property Address	4300 Forest St, Denver, CO 80216
Lot Size	1.29 Acres
Building Size	22,100 SF
Year Built	1976
Zoning	I-B
Available Space	22,100 SF Available Now
Lease Rate	\$13/SF NNN \$4-\$4.50/SF NNN's

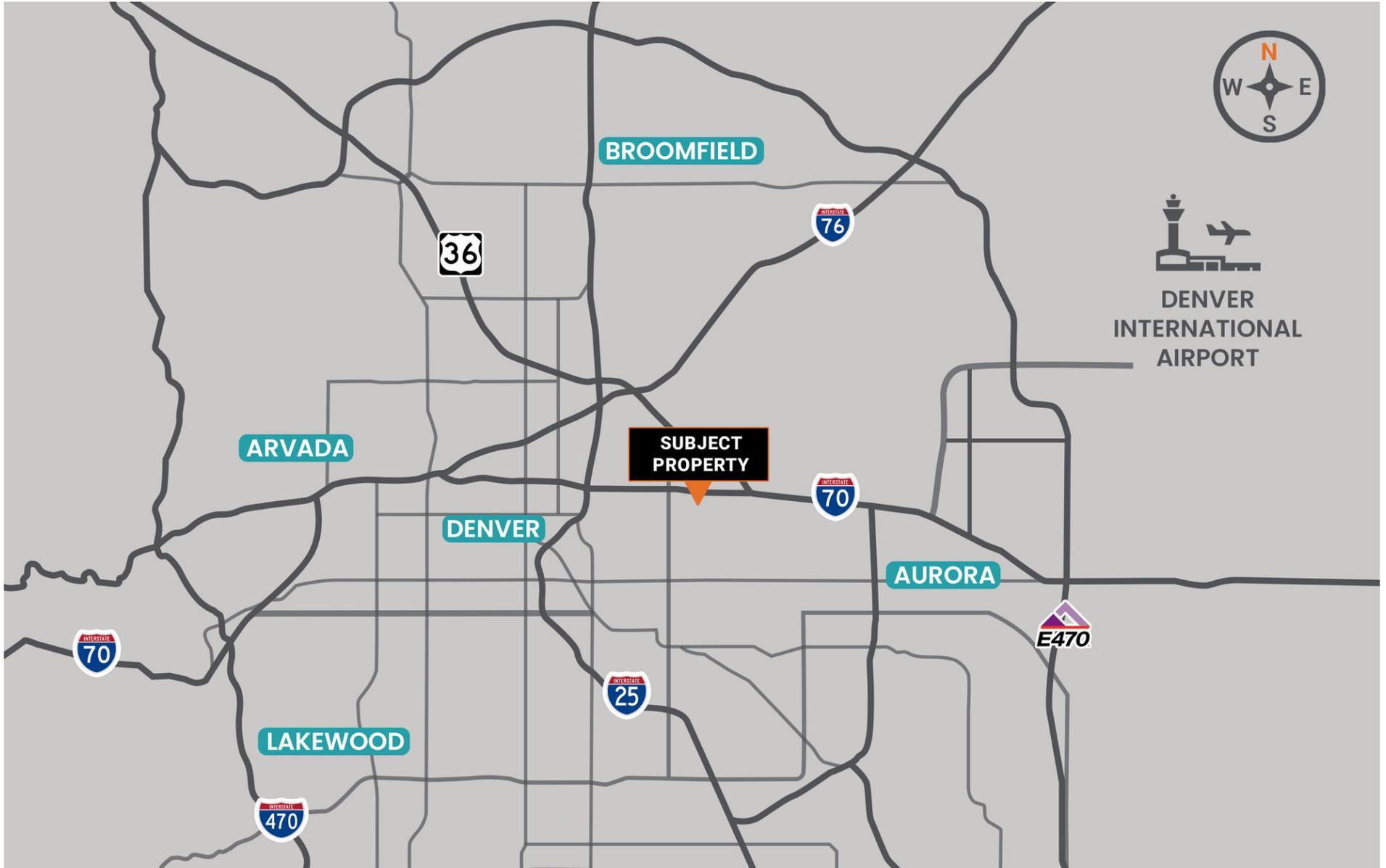












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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group, LLC in compliance with all applicable fair housing and equal opportunity laws.