

4895 Joliet Street

Denver, Colorado



PROPERTY DESCRIPTION:

LOCATED NORTH OF THE HAVANA & I-70 INTERCHANGE, THIS ATTRACTIVE INDUSTRIAL PARK PROVIDES GREAT ACCESS TO I-70, I-270, & I-225. THIS PROPERTY IS LOCATED IN THE DENVER ENTERPRISE ZONE. THIS BUILDING OFFERS VERY VERSATILE SMALLER "FLEX" SPACES.

IMPORTANT FEATURES:

- FRONT PARK, REAR LOAD
- CUSTOM OFFICES
- 14' CLEAR HEIGHT
- FULLY AIR CONDITIONED
- DENVER INDUSTRIAL ZONING
- DRIVE-IN LOADING
- CONCRETE TILT-UP CONSTRUCTION
- HEAVY POWER

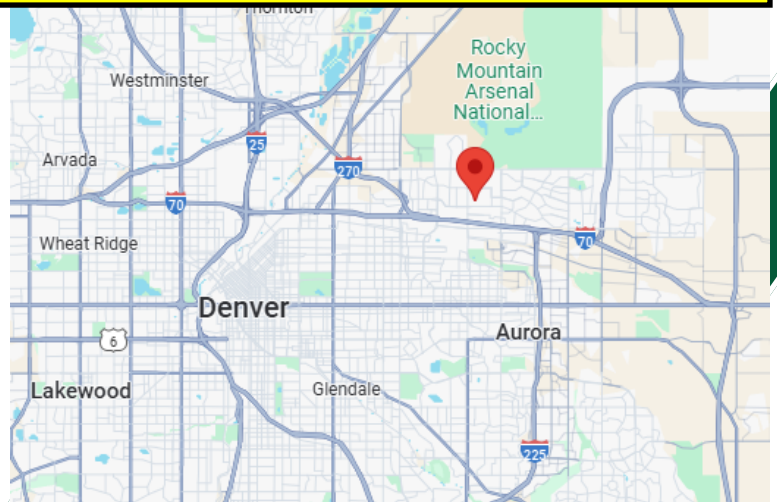
AVAILABILITY:

4895 D 1,800 SF (\$2,600/month MG)

4895 E 1,800 SF (\$2,600/month MG)

COMBINED 4895 D/E 3,600 SF (\$5,200/month MG)

MICHAEL BLOOM
REALTY COMPANY



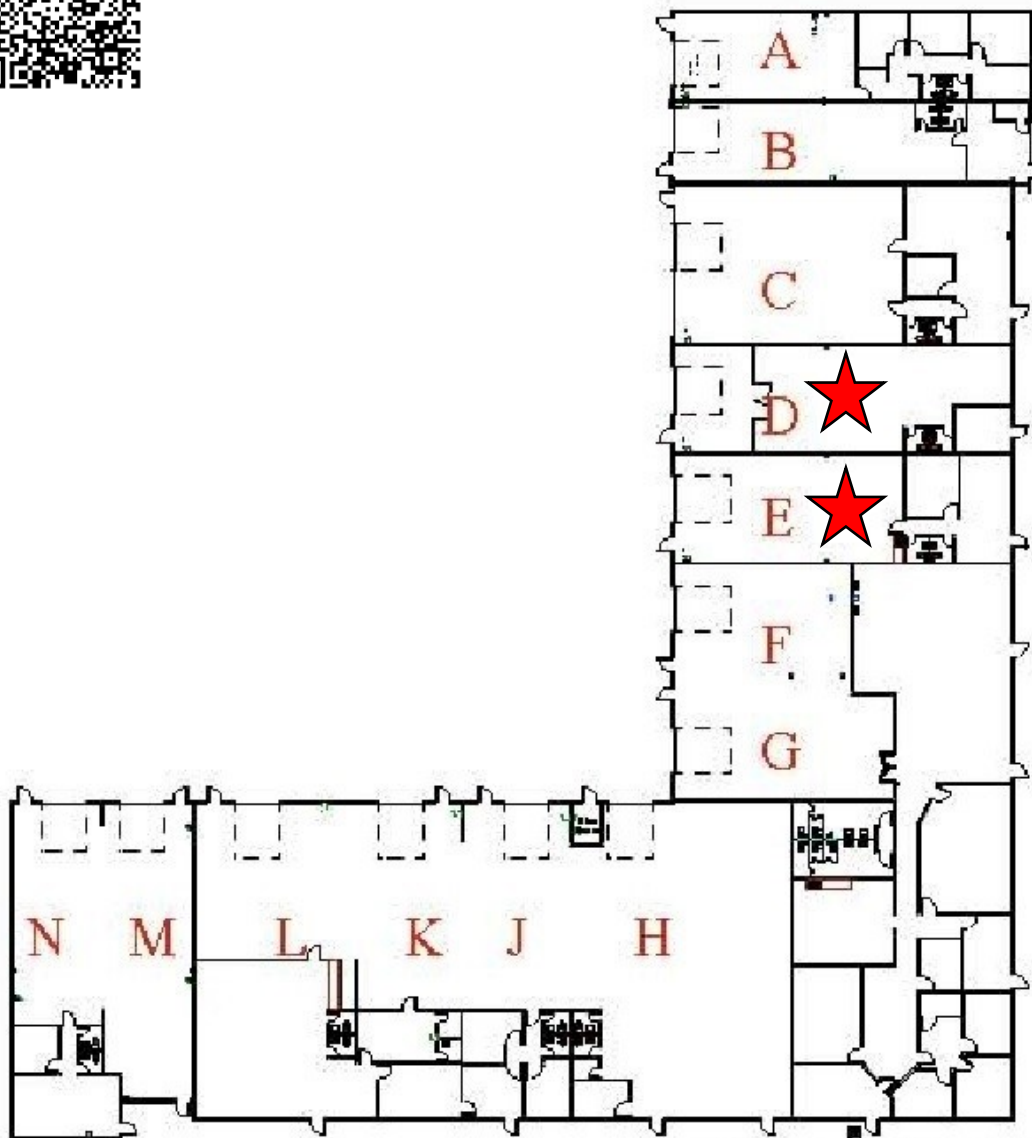
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SPACE AVAILABILITY

Available	Total SQ FT	Loading	Power
4895 Unit D	1,800	1 Drive-In	125 amp - 208/120v - 1ph
4895 Unit E	1,800	1 Drive-In	600 amp - 208/120v - 3 ph

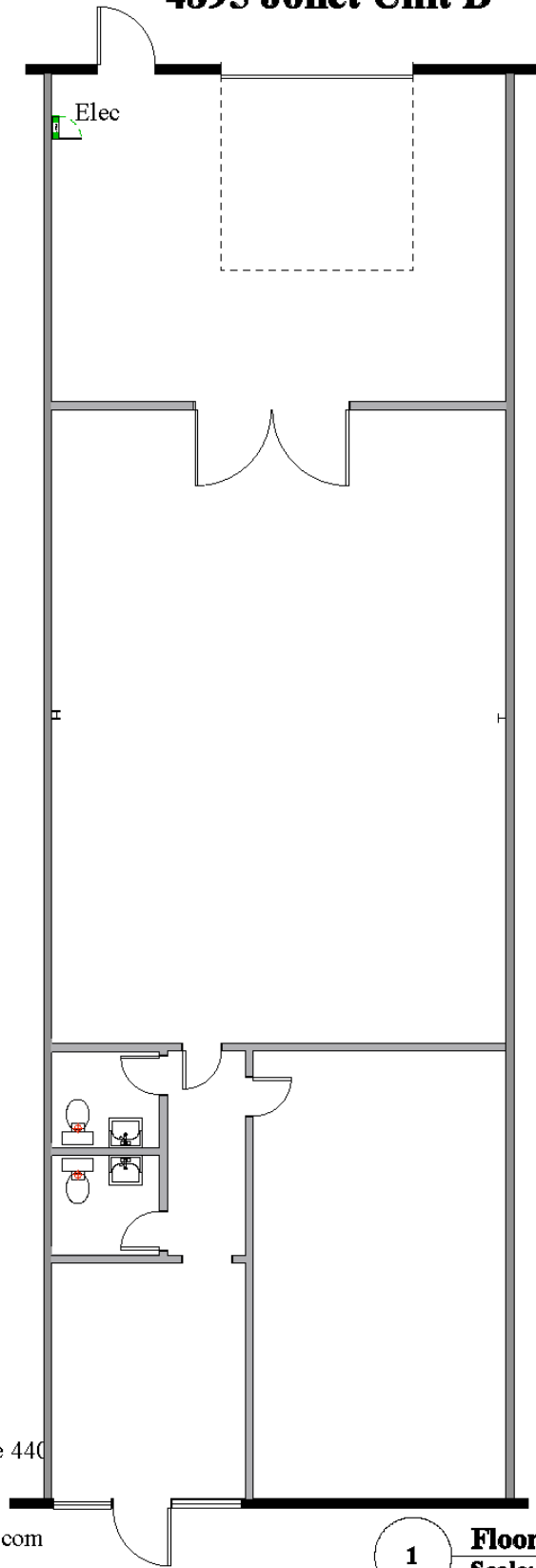
Brokerage Disclosure



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4895 Joliet Unit D



MICHAEL BLOOM REALTY COMPANY

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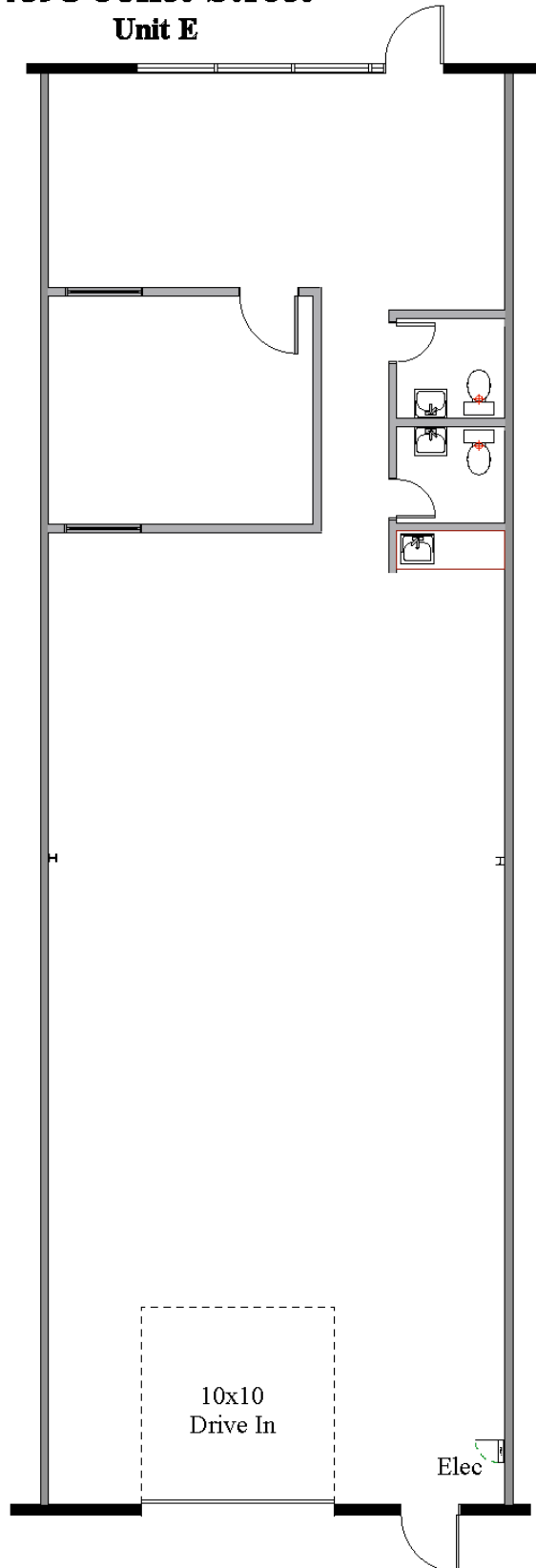
Floor Plan

Scale: 1/8" = 1'-0"

1,800 sf

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4895 Joliet Street Unit E



1 **Floorplan** 1,800 sf
Scale: 1/8" = 1'-0"

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