



FOR LEASE - WAREHOUSE W YARD

23,011 SF With 1 AC Yard

4751 Fox Street | Denver, CO 80216



Located DIRECTLY on I-70, Tremendous Exposure, 1 AC FENCED/PAVED Yard

REDUCED RATE!

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LEASE OPPORTUNITY | MIDDLE/GARAGE BUILDING



PROPERTY OVERVIEW

23,011 SF of warehouse spread across 2 buildings. One building with 19,811 SF and 4 cranes in place. This building has drive through capabilities and multiple points of access. Radiant heat throughout, and a small foreman office and bathroom located within the building -Landlord is willing to add additional office space in the form of a modular office structure between 700-1500 SF - red outline above.

1 AC of Fenced and Paved Yard Space with easy access to both buildings and the entire site.

3,200 SF of "Garage" style warehouse. Very easily divisible for personal or vehicle storage. Very simple and well built metal building. Easy Access to the yard space and driveway, and great visibility for a sign facing I-70.

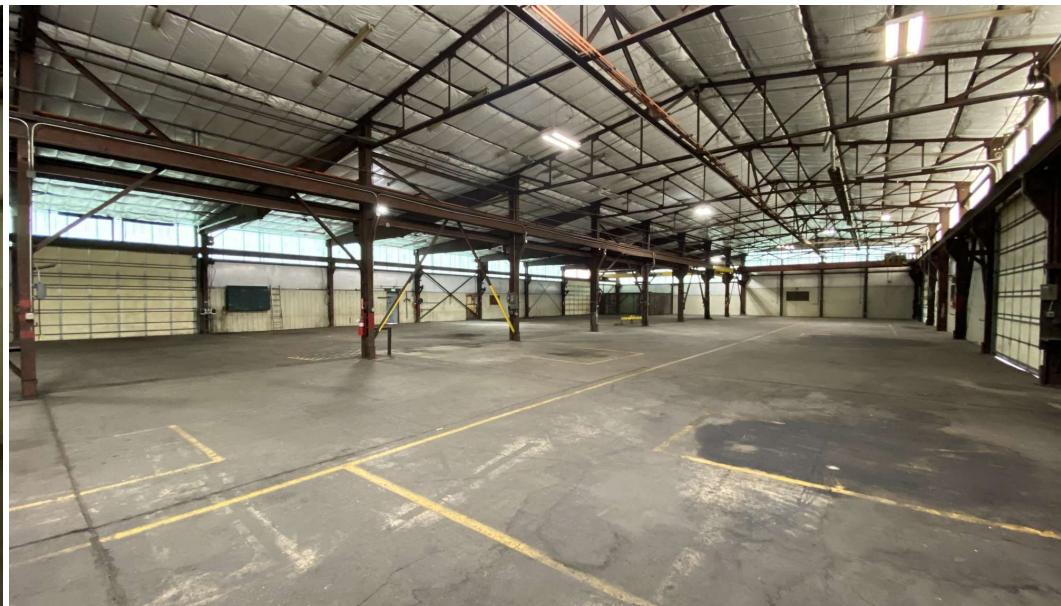
OFFERING SUMMARY

Available SF:	23,011 SF
Office SF:	> 200 SF -Additional SF Available, see below or contact Agent
Lease Rate:	\$12.50/SF \$13.50/SF NNN
Est. NNN:	\$5.37/SF
Parking/Yard:	~1 AC - Fenced & Paved
Clear Height:	15'-20'
Power:	600 Amp 480 VT 3 PH
Loading:	Four 12.5'x18' Drive in Doors Five 8'x20' Drive in Doors
Zoning:	I-B Heavy Industrial

PROPERTY HIGHLIGHTS

- Drive Through Capabilities
- Paved and Fenced Yard Space
- Great Visibility
- Additional Office Available
- 4 Cranes in Place

ADDITIONAL PHOTOS





DEVELOPMENT OVERVIEW



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