



FOR LEASE - WAREHOUSE W YARD

23,011 SF With 1 AC Yard

4751 Fox Street | Denver, CO 80216

**OPEN TO SHORTER TERM
LEASES OR PARTIAL
OCCUPANCY!**



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

REDUCED RATE!

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OFFERING SUMMARY

Available SF:	3200-23,011 SF
Office SF:	> 200 SF -Additional SF Available, see below or contact Agent
Lease Rate:	<u>\$9.95-\$11.95/SF NNN</u> \$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

GARAGE BUILDING

SIZE: +/- 3,200 SF
FIVE (5) - 8' X 20'
ROLL UP GARAGE DOORS

MIDDLE BUILDING

SIZE: +/- 19,811 SF
CRANES: 2 - 5 TON, 2 - 3 TON
DOORS: 4 DRIVE IN'S (12.5' X 18')
RADIANT HEAT
20 FT WIDE COLUMNS
WEST CLEARANCE: 18'7"
MIDDLE CLEARANCE: 12'1"
EAST CLEARANCE: 15'8"

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.

PROPERTY HIGHLIGHTS

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



