

4970

COOK
STREET

DENVER, CO

20,000-SF-BUILDING ON 2.47 ACRES
FOR LEASE OR SALE

NEWMARK



FLYWHEEL CAPITAL

4970

COOK
STREET

DENVER, CO

PROPERTY FEATURES

BUILDING SIZE	20,000 SF
SITE SIZE	2.47 ACRES
ZONING	I-MX-3
OFFICE	605 SF
COUNTY	DENVER
Y.O.C.	1999
LOADING	2 DOCK-HIGH
	3 OVERSIZED GRADE LEVEL
	1 DRIVE-IN RAMP
POWER	2,000+ AMPS. 480 VOLT, 3 PHASE
CLEAR HEIGHT	22'
SPRINKLER	YES
YARD	FENCED & SECURE

LEASE RATE:
\$17.50/SF NNN

SALE PRICE:
\$4,900,000

HIGHLIGHTS

Planned building and
PROPERTY RENOVATION

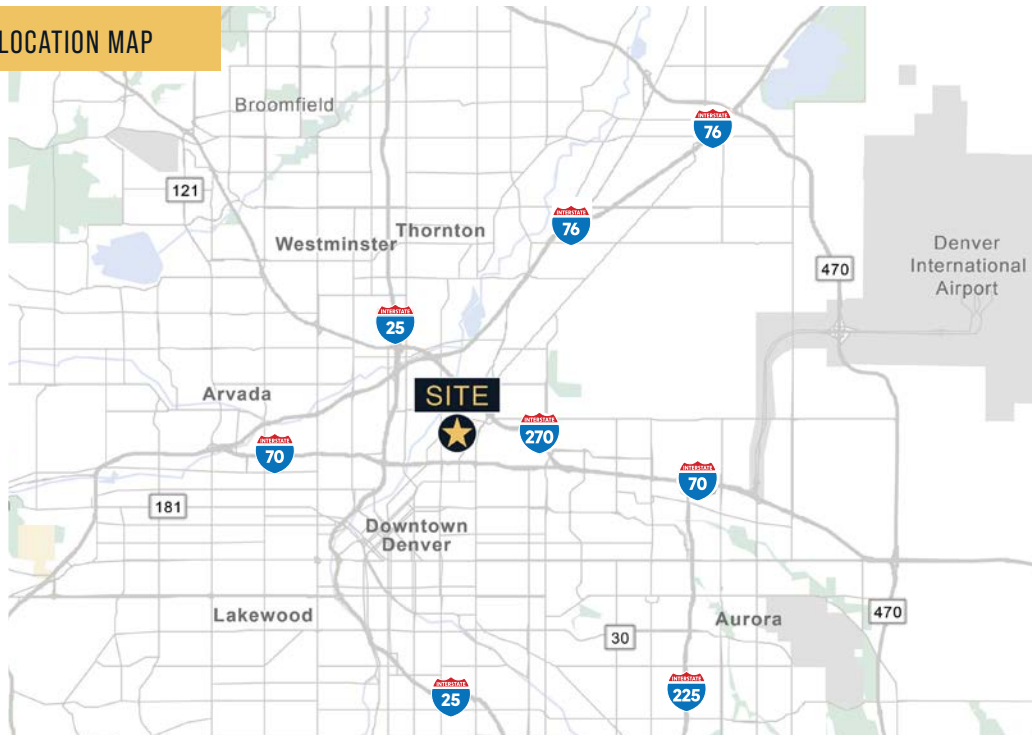
Central Denver location
with **EASY ACCESS** to
I-70, I-25, I-270, and
Downtown Denver

Functional building
featuring both **DOCK-HIGH**
and **DRIVE-IN** loading and
22' clear height

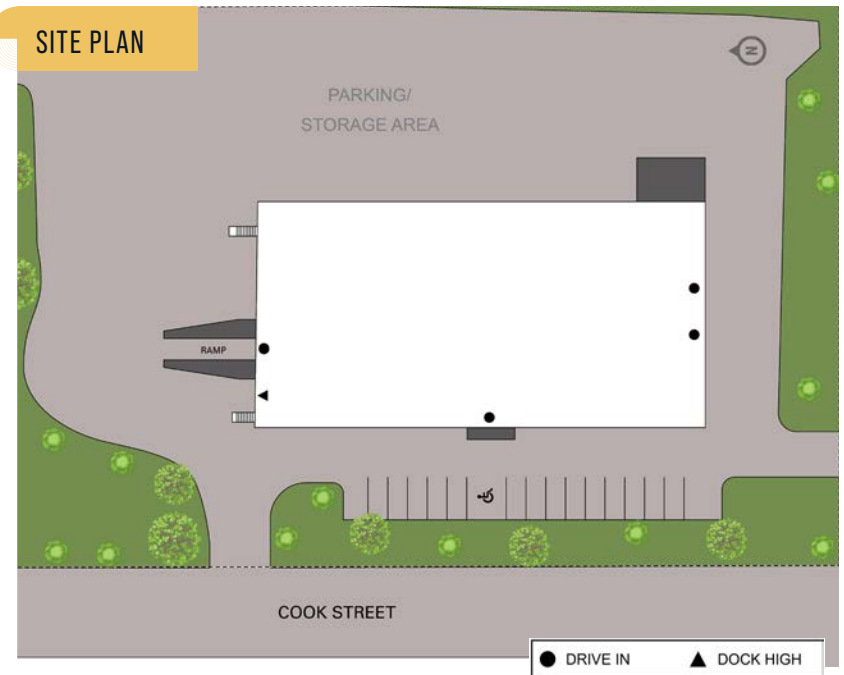
Heavy power with over
2,000 AMPS OF 480V

Available for occupancy
SPRING 2026

LOCATION MAP



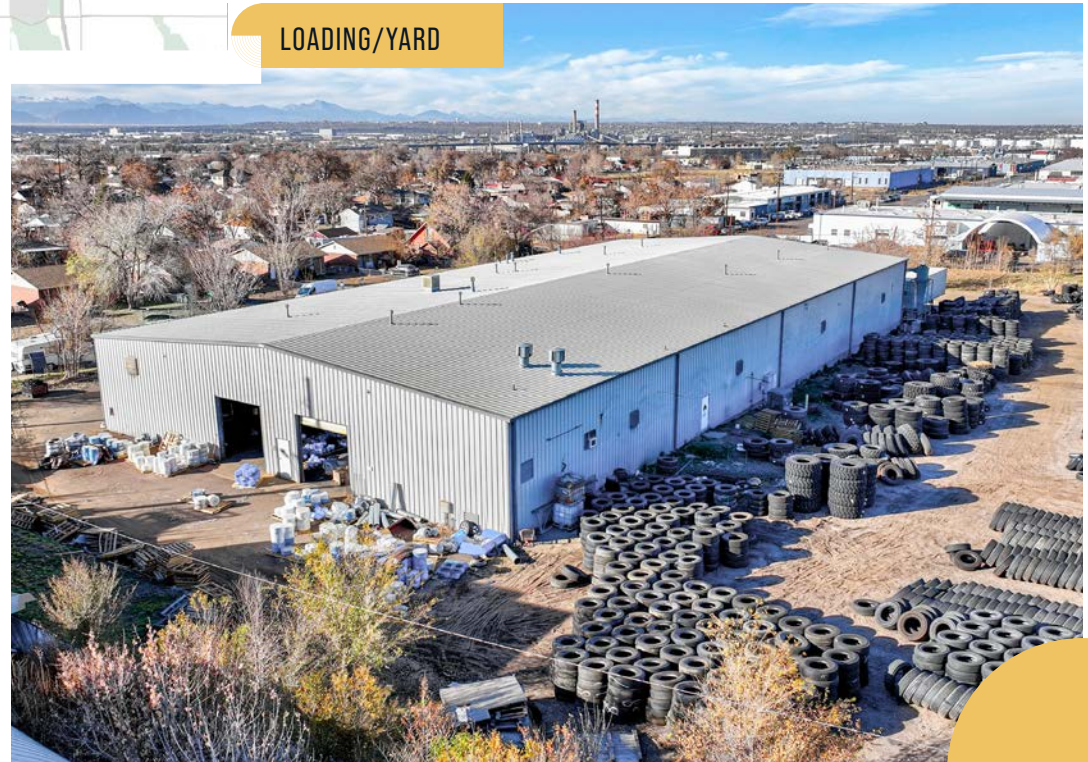
SITE PLAN



WAREHOUSE



LOADING/YARD



ACCESS



FOR MORE INFORMATION, CONTACT:

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OWNED & MANAGED BY:



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