



PROPERTY FEATURES:

4160 FOX ST.		
Building Size:	6,490 SF	
Office Size:	2,200 SF	
Year Built:	1956	
Site Size:	9,583 SF	
Zoning:	I-A	
Loading:	1 Dock & 1 grade level	
2023 Taxes:	\$29,101.42	
LEASE RATE:	\$13.00/SF NNN	
- New roof		
- Renovated in 2024		





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WAREHOUSE / SHOWROOM / RETAIL SPACE FOR LEASE

LOCAL EXPERTS. INDUSTRIAL STRENGTH.

4160 Fox St. Denver, CO 80216



"FOX ISLAND" NEIGBORHOOD

- Great access and visible to I-25 and I-70 where 250,000 cars pass daily
- Minutes from downtown Denver, adjacent to the to LoHi, Sunnyside, and RiNo neighborhoods.
- Offers expansive views of downtown Denver, the front range mountains, and the RiNo neighborhood.
- Property is directly across the street from the 41st and Fox Gold Line Station, which is just one stop from Union Station in downtown Denver.
- Iconic entry to Fox Island along Fox Street and 44th Avenue invites pedestrians and cyclists into a network of trails and open spaces—and welcomes drivers to below-grade parking.

DRIVE TIMES

I-25	1 MINUTE
I-70	4 MINUTES
DOWNTOWN DENVER	5 MINUTES
DIA	30 MINUTES







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