

4880 Ironton Street
Denver, Colorado

M B R C

FOR LEASE:
4860 Unit E..... 3,517 SF (\$4,800/month MG*)

*PRICING INCLUDES NNN'S (Taxes, Insurance, & CAM)

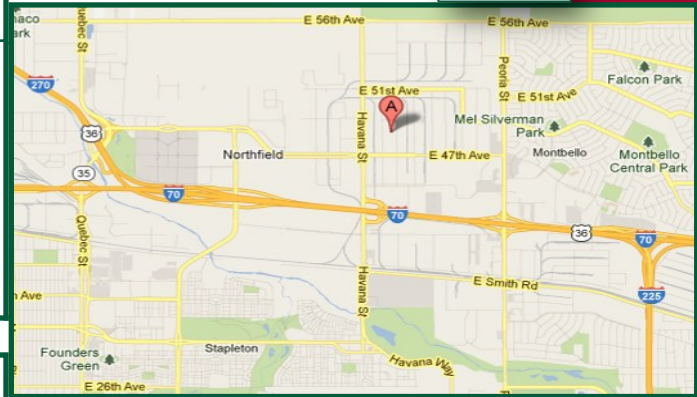


PROPERTY DESCRIPTION:

WELL KEPT INDUSTRIAL PARK LOCATED JUST MINUTES FROM I-70 VIA HAVANA STREET. **THE ENTIRE PROPERTY IS FENCED** WITH AUTOMATIC GATES ALLOWING OR AFTER HOURS ACCESS. ALL UNITS ARE EQUIPPED WITH AN OVERSIZED 12' TALL DRIVE-IN DOOR.

IMPORTANT FEATURES:

- 16' CEILING HEIGHT
- 120/208 VOLT, 3 PHASE ELECTRICAL
- EXCELLENT ACCESS TO I-70 & I-270
- FLOOR DRAINS
- INDUSTRIAL ZONING



MICHAEL BLOOM
REALTY COMPANY



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Available	Total SF	Office SF	Loading	Power
Unit E	3,517	600	1 Drive-In	TBD

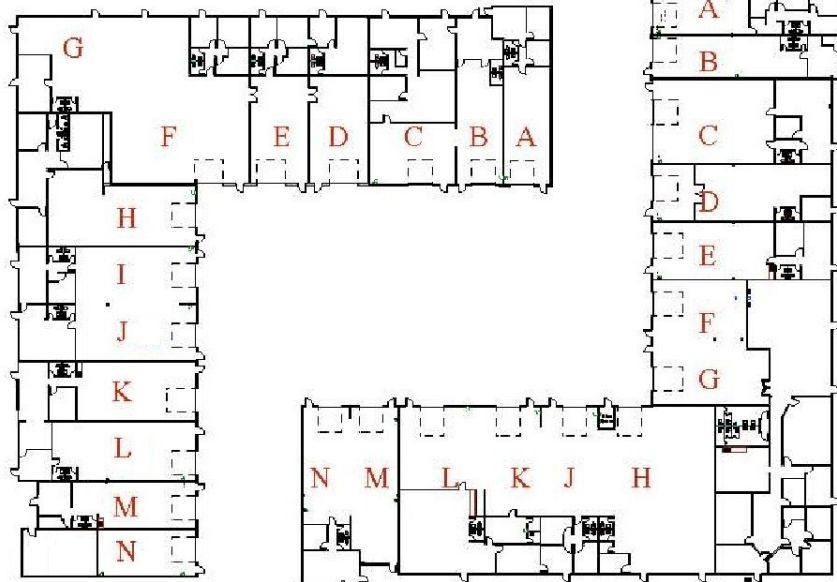
IJM Industrial Complex

4860 - 4890 Ironton Street & 4895 Joliet Street



East 49th

4890 Ironton Street

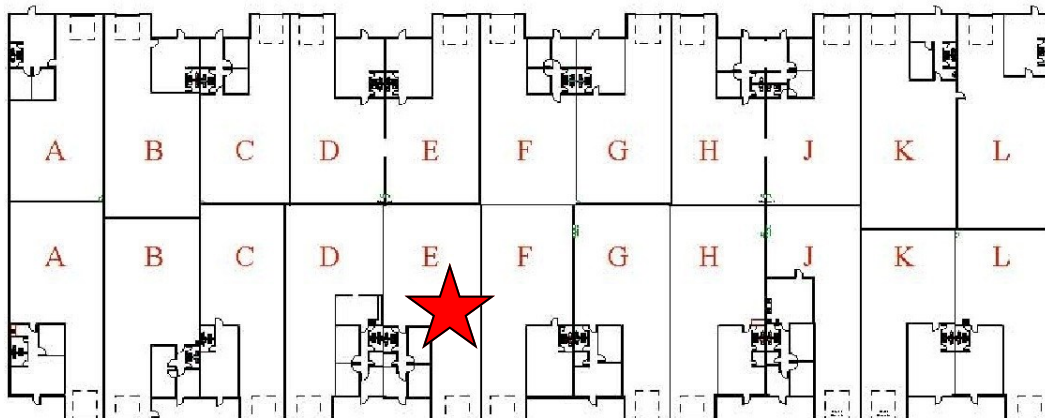


Ironton

Joliet

4895 Joliet Street

4880 Ironton Street

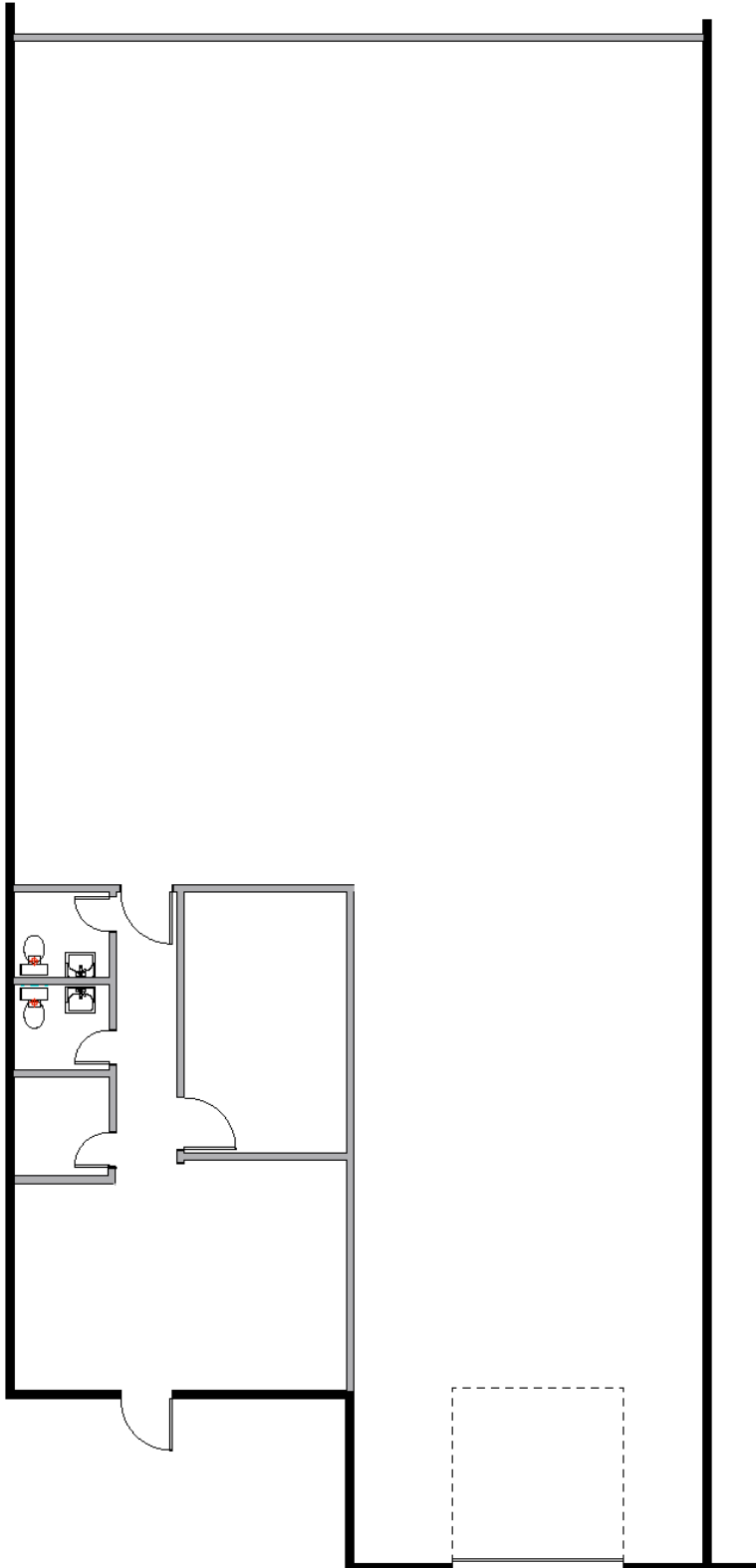


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Brokerage Disclosure



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Floor Plan
Scale: 1" = 10 ft

3,517 sf