



FOR LEASE:

Warehouse/Flex Space

4105 JACKSON STREET

Denver, CO 80206

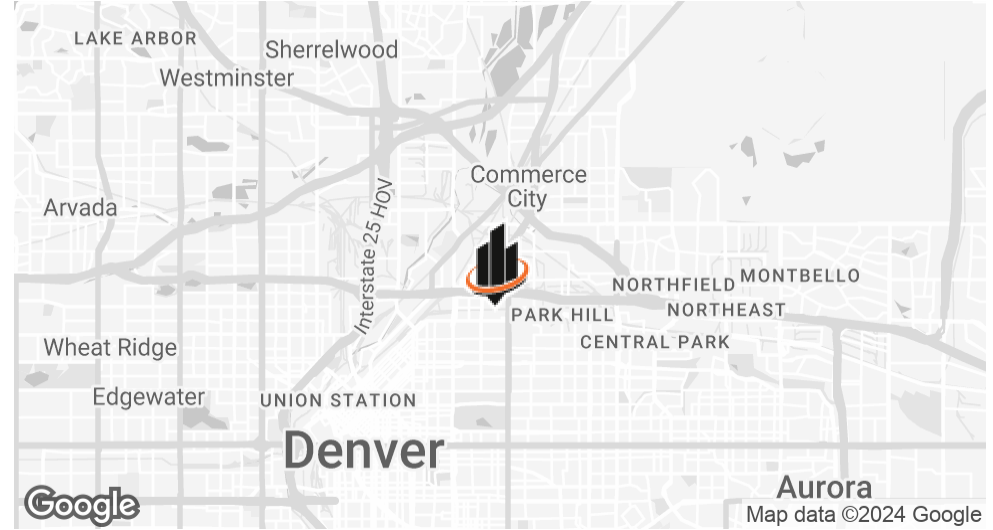
PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$11 NNN
BUILDING SIZE:	12,533 SF
AVAILABLE SF:	4,105 SF
CLEAR HEIGHT:	16'
DRIVE IN DOORS:	1/14' Height
YEAR BUILT:	1973
ZONING:	I-A

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PROPERTY DESCRIPTION

SVN Denver Commercial is delighted to offer an exceptional industrial property for lease. Strategically located near I-70 and Colorado Blvd, this property is ideal for industrial users seeking drive-in doors, premium office space, and unparalleled access to major thoroughfares.

PROPERTY HIGHLIGHTS

- Multiple Drive-Ins and Docks
- Easy Access to Colorado Blvd and I-70
- 25 Minutes From Denver International Airport
- Open Floor Plan | Modern Office Space | Great For Multiple Uses

LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	36-60 Months
TOTAL AVAILABLE SPACE:	4,105 SF	LEASE RATE:	\$11

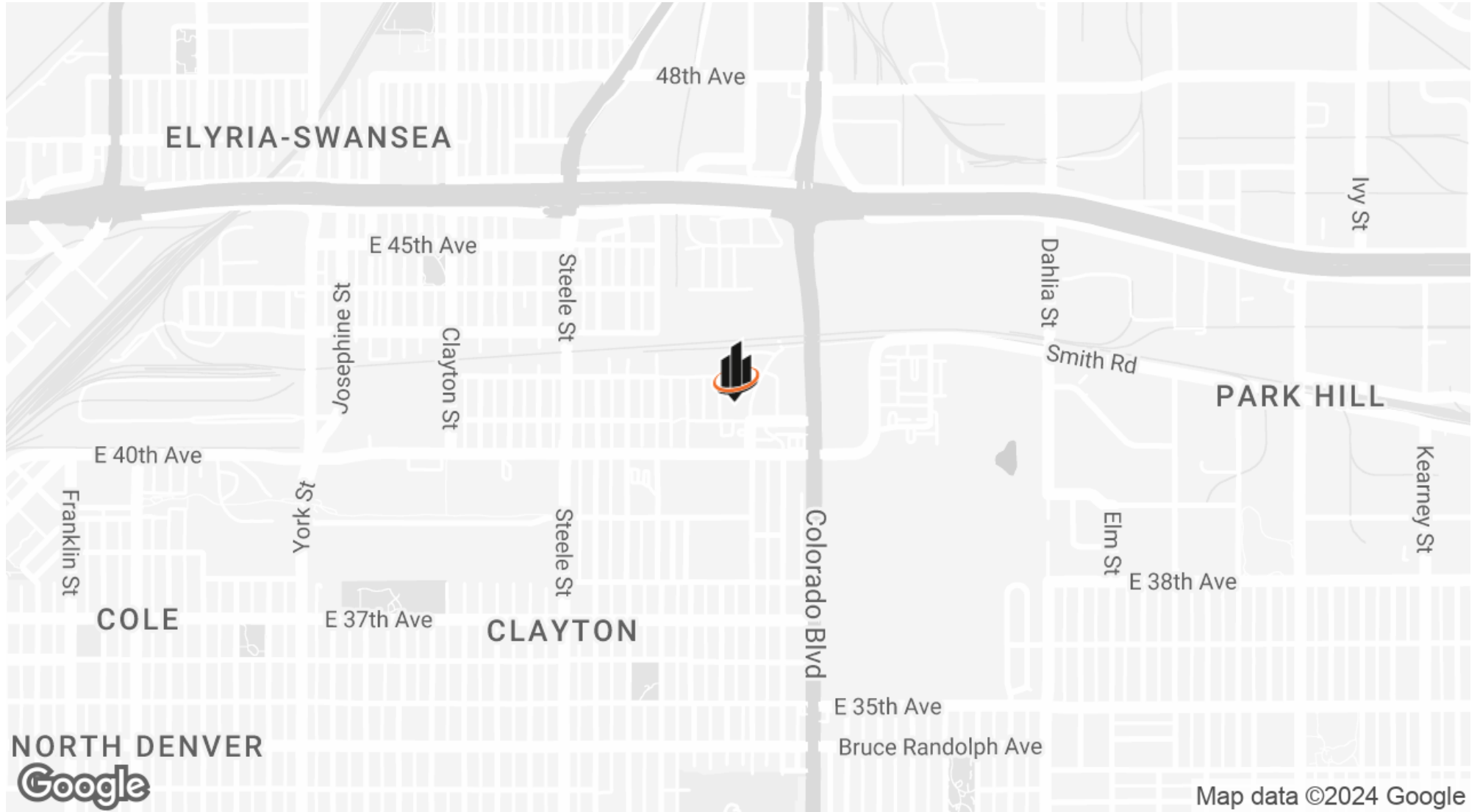
AVAILABLE SPACES

AVAILABLE SPACES	SIZE (SF)	LEASE TYPE	LEASE RATE
■ Unit 3	4,105 SF	NNN	\$11.00 SF/yr



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REGIONAL MAP



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DEMOGRAPHICS MAP & REPORT

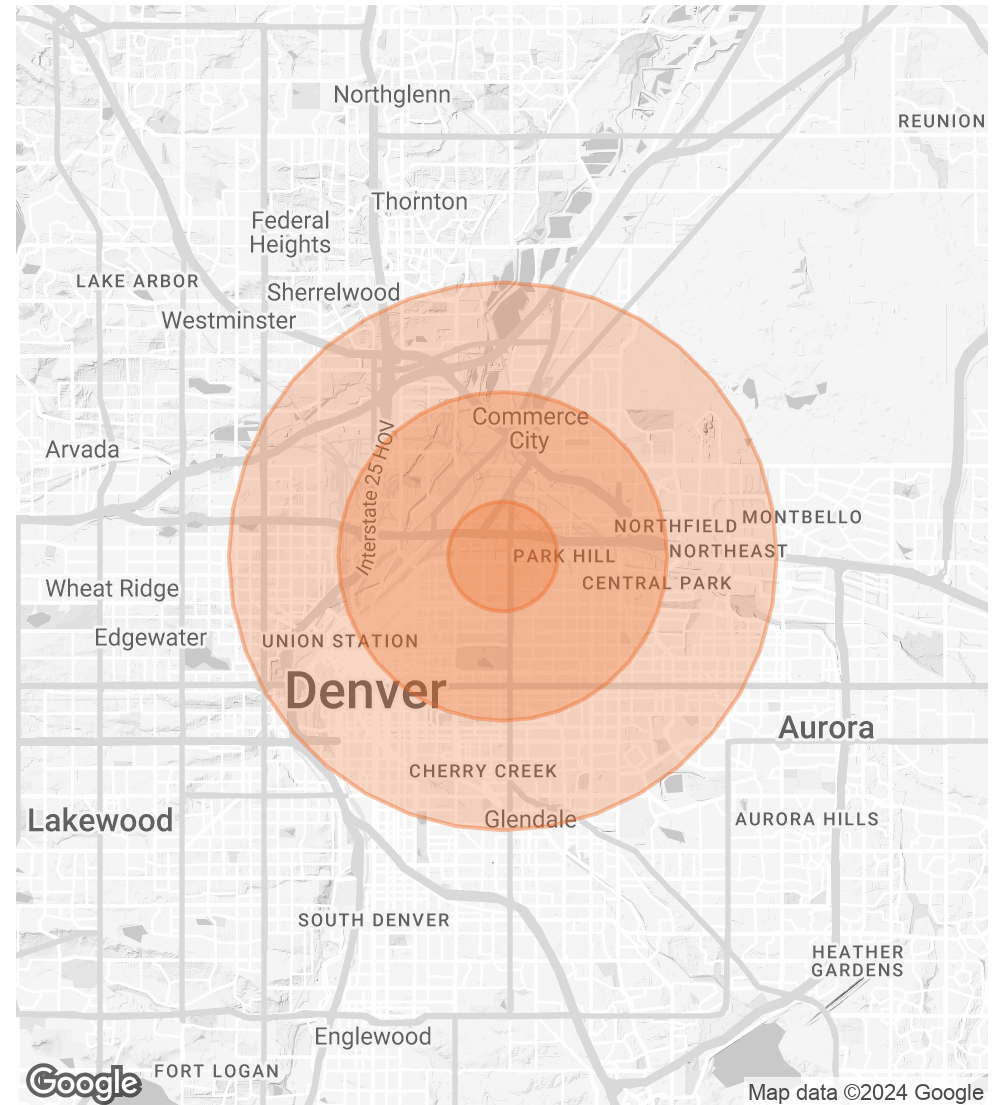
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,681	134,276	402,195
AVERAGE AGE	36	37	38
AVERAGE AGE (MALE)	35	37	37
AVERAGE AGE (FEMALE)	36	37	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,254	63,395	185,583
# OF PERSONS PER HH	2.7	2.1	2.2
AVERAGE HH INCOME	\$96,749	\$125,977	\$133,593
AVERAGE HOUSE VALUE	\$589,623	\$761,934	\$797,326

Demographics data derived from AlphaMap



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