



W 45TH AVE

4461 & 4467 Inca St
10,937 SF
\$2,500/Month Gross



W 44TH AVE

JASON ST

INCA ST

W 43RD AVE

LIPAN ST

FoxPark
DENVER

FENCED YARD FOR LEASE

4461 & 4467 Inca St, Denver, CO 80211

Available Land: 10,937 SF (Fenced Lot)
Lease Rate: \$2,500/Month Gross



HENRY GROUP
REAL ESTATE

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PROPERTY DESCRIPTION

Henry Group Real Estate is pleased to offer a **±10,937 SF fenced lot at 4461 & 4467 Inca Street for lease**. This secure industrial yard provides outstanding functionality for **contractors, service, logistics, and equipment-based users** seeking flexible outdoor storage or operational space.

Located in Denver's evolving north industrial corridor—near Sunnyside, Fox Park, and the 41st & Fox light rail station—the property offers excellent access to I-25, I-70, and downtown Denver, ensuring efficient connectivity throughout the metro area and across the Front Range.

LOCATION DESCRIPTION

Located in Denver's Sunnyside neighborhood, this site offers excellent accessibility, being just minutes from Interstate 70, the 41st & Fox Light Rail station and a short drive to downtown Denver. The immediate vicinity features a mix of updated historic homes and modern infill development, reflecting the area's evolution from its industrial past to its current status as a desirable commercial district.

PROPERTY HIGHLIGHTS

- A ±10,937 SF fenced lot at 4461 & 4467 Inca Street.
- Secure outdoor storage ideal for contractors, service, or equipment-based operations.
- Excellent access to I-25, I-70, and downtown Denver for efficient metro and Front Range distribution.
- Located near Sunnyside, Fox Park redevelopment, and the 41st & Fox light rail station.
- Positioned within Denver's rapidly transforming north industrial corridor.



OFFERING SUMMARY

| | |
|----------------|---|
| Address | 4461 & 4467 Inca Street, Denver, CO 80211 |
| Zoning | I-A |
| Available Land | 10,937 SF (Fenced Lot) |
| Lease Rate | \$2,500/Month Gross |

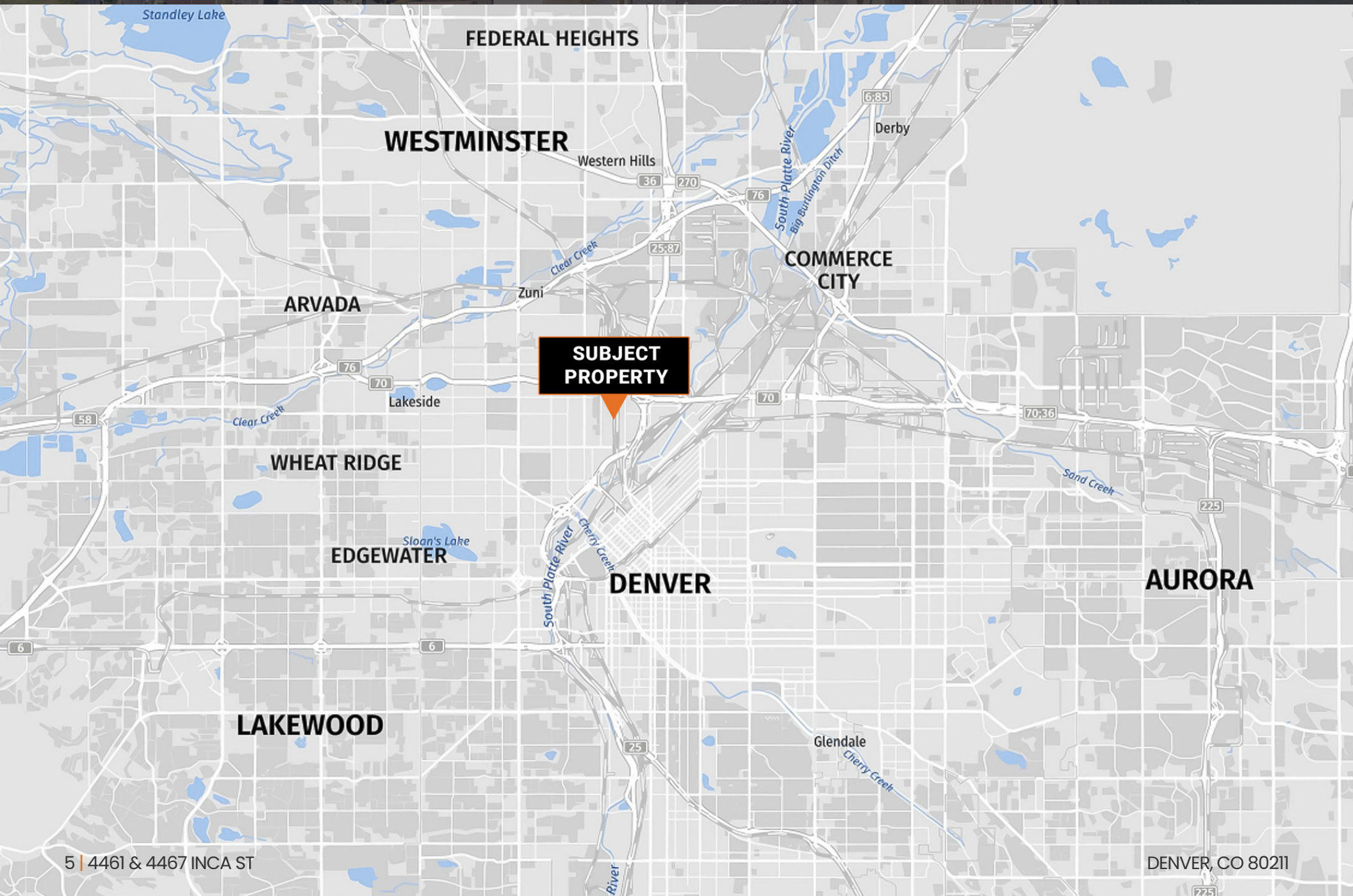
W 45TH AVE

JASON ST

INCA ST

FOR LEASE
4461 & 4467 Inca St







FOX PARK is a 41-acre living, breathing, urban landscape providing a diversity of experiences that fully immerse the cityscape with nature. 14 acres of interconnected parks and open space integrate culture, community, and innovation to create unparalleled opportunities for growth.

Positioned at the intersection of I-25 and I-70 in Denver's Globeville neighborhood, Fox Park will be a new gateway to the city and region. Its proximity to the 41st and Fox Station and South Platte River Trail will provide mobility options and create seamless connectivity to Downtown and beyond. Terraced into the hillside, a vertically integrated public realm consolidates parking and service below 9i. A cohesive urban landscape will introduce over 14 acres of open space, bringing needed parks to the historically underserved neighborhood. Soil remediation, the creation of roads, multimodal transportation infrastructure and the new system of parks will transform the site, establishing an urban framework that accommodates future growth and evolution rooted in place and community.



VISION

World Trade Center Denver

Zocalo Community Development

Virgin Hotels

Trammell Crow Companies

+250,000 of office and retail

400 Apartment Units

241-keys, retail, and entertainment

+1.25 million office campus

Source: Tryba Architects

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group LLC d/b/a, Henry Group Real Estate in compliance with all applicable fair housing and equal opportunity laws.



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