

4455 Garfield St.

DENVER, CO 80216

WAREHOUSE FOR SALE OR LEASE

14,686 SF | 0.5 AC

Fenced outdoor storage



Remodeled 2025



New Roof

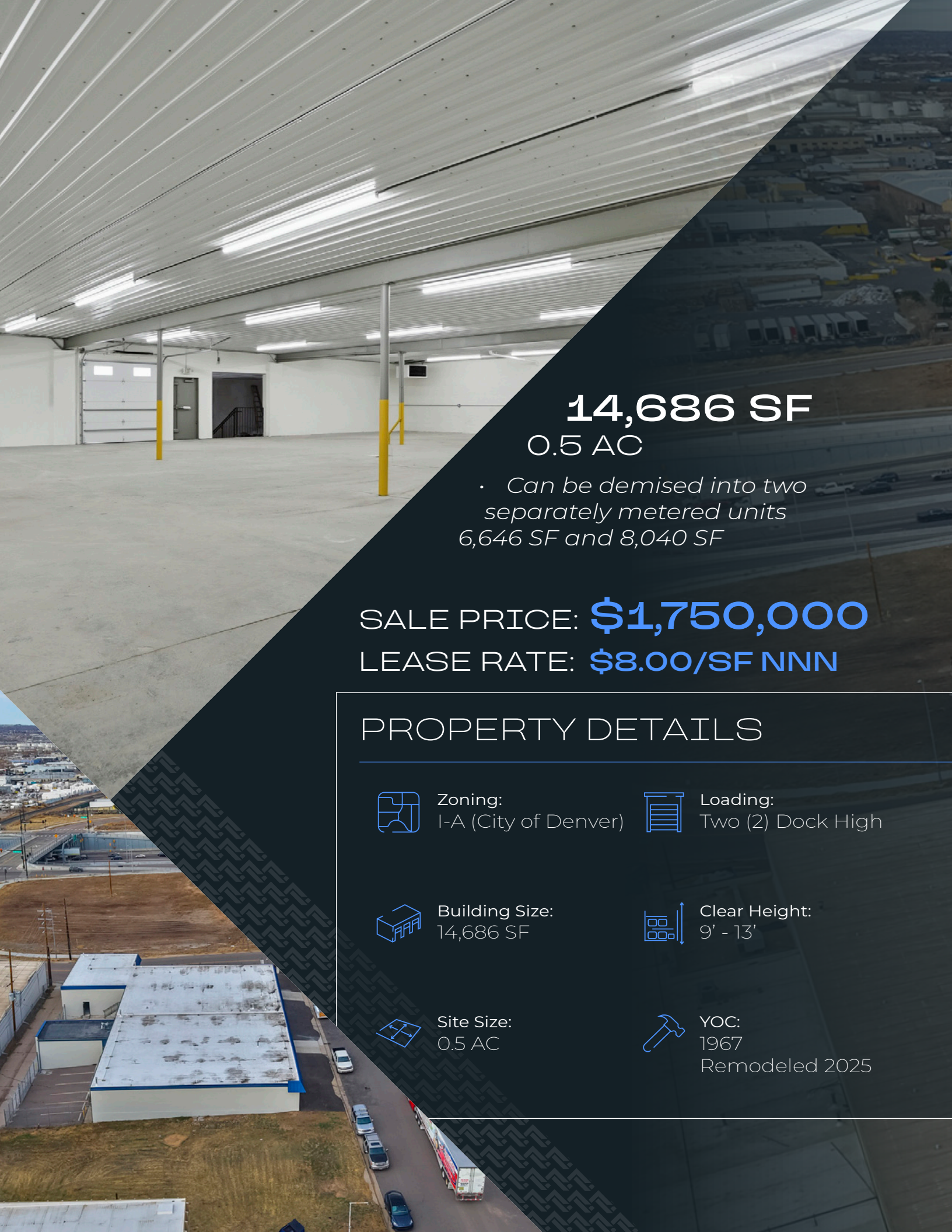


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14,686 SF
0.5 AC

- *Can be demised into two separately metered units 6,646 SF and 8,040 SF*

SALE PRICE: **\$1,750,000**

LEASE RATE: **\$8.00/SF NNN**

PROPERTY DETAILS



Zoning:
I-A (City of Denver)



Loading:
Two (2) Dock High



Building Size:
14,686 SF



Clear Height:
9' - 13'



Site Size:
0.5 AC



YOC:
1967
Remodeled 2025

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New Roof

Drive-In Loading

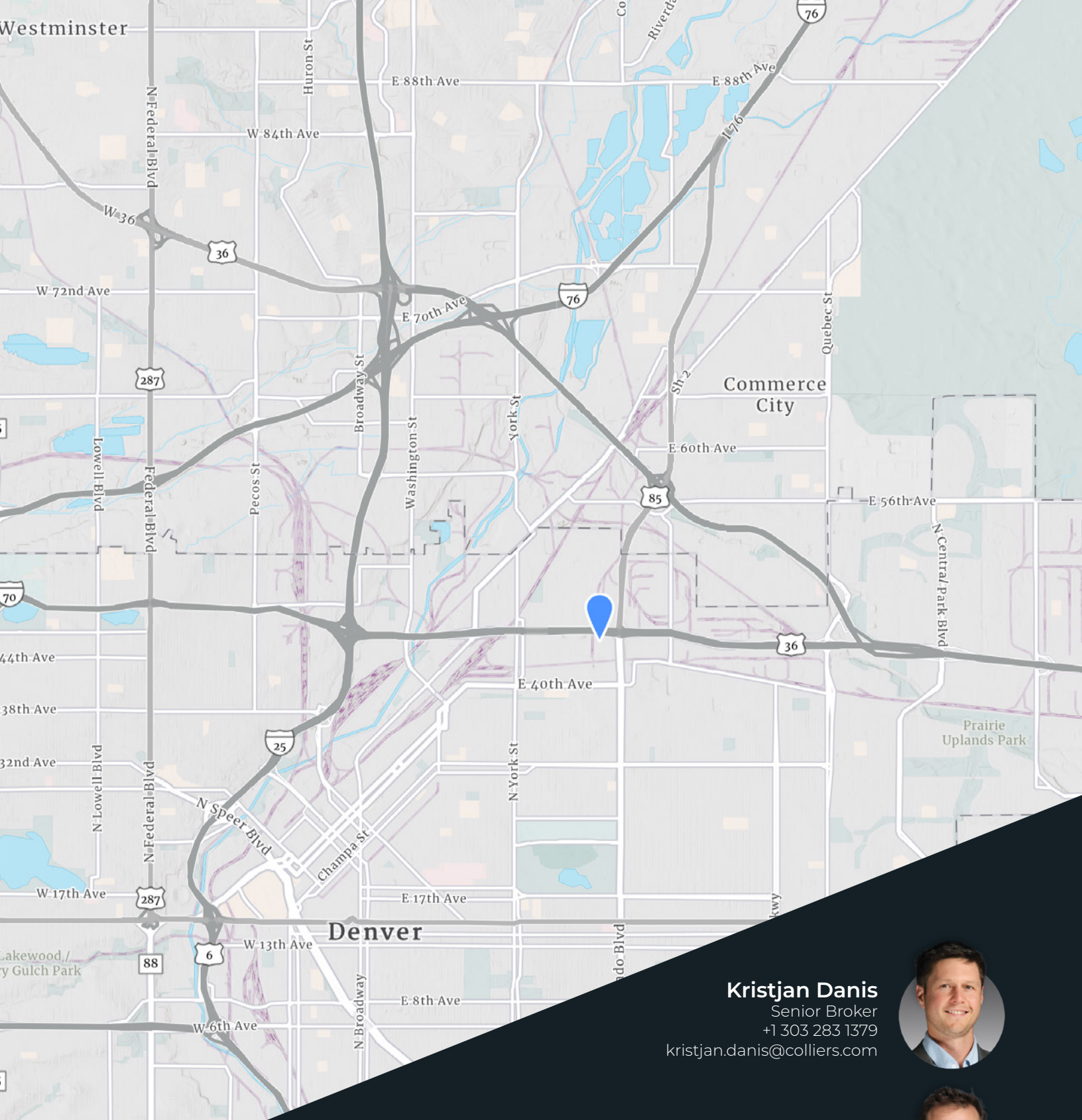
Dock High Loading

UNIT B
8,040 SF
\$956,760.00

UNIT A
6,646 SF
\$790,874.00

Can be demised into two separate units that are separately metered for gas and water

E. 45TH AVE.
GARFIELD ST.



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