

# 4735 Washington Street Denver, Colorado 80216



## 14,570 SF Central Industrial Building **For Lease or Sale**

### PROPERTY FEATURES & HIGHLIGHTS

**Available SF:** 14,570 SF

**Office SF:** Minimal

**Site Size:** 0.50 AC (21,712 SF)

**Clear Height:** ±25' - 30'

**Loading:** (1) 14' x 16' Grade Level Door  
(2) 16' x 16' Grade Level Doors

**Zoning:** I-MX-3

**Power:** 3-phase (TBV)

**Parking:** 16 spaces & additional on street

**Lease Rate:** \$7.00/SF NNN

**OpEx:** \$4.06/SF (Est. 2026)

**Sale Price:** \$ 1,748,400 (\$120/SF)

**Cranes:** (1) 10-Ton Crane  
(1) 1-Ton Jib Crane  
(1) 2-Ton Jib Crane



Clear span building



New LED lighting and unit heaters



Oversized Drive-In Doors



Central Denver location within minutes of Downtown Denver and multiple thoroughfares

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