

# 4150

## FOX ST

DENVER, CO 80216

LEASE RATE REDUCED

~~\$12 - 13~~ **\$9.50-10.50/SF (NNN)**



**653 SF - 3,892 SF**  
CONTIGUOUS



### SAM LEGER

CHIEF EXECUTIVE OFFICER

303.512.1159

sleger@uniqueprop.com

### GRAHAM TROTTER

SENIOR BROKER ASSOCIATE

303.512.1197 x226

gtrotter@uniqueprop.com



400 S. Broadway | Denver, CO 80209  
www.uniqueprop.com | 303.321.5888

# PROPERTY HIGHLIGHTS

Lease Rate	\$9.50-10.50/SF (NNN)
Estimated NNN's	~8.00/SF
Total Building Size	11,801 SF
Lot Size	0.36 AC (15,625 SF)
Zoning	I-A (Denver)
Dock High Doors	2 (Unit A-5)
Year Built	1955
Property Taxes (2023)	\$20,892
Water Tap Size	1 1/2 Inches

## PROPERTY DESCRIPTION

Unique Properties, Inc. is pleased to present this 11,801 SF industrial/flex building in the heart of Globeville, adjacent to the transformative Fox Park development. Ideal for investors or owner/users, 4150 Fox St offers a rare central location with excellent transportation access. With thousands of multifamily units set to deliver nearby in the next 24 months, the property also holds strong potential for future retail use.

- Convenient location with access to I-25 & I-70.
- Two (2) Dock-High Doors (Unit A-5)
- Ample on-site parking and secure fenced lot.
- Durable masonry construction with barrel roof.

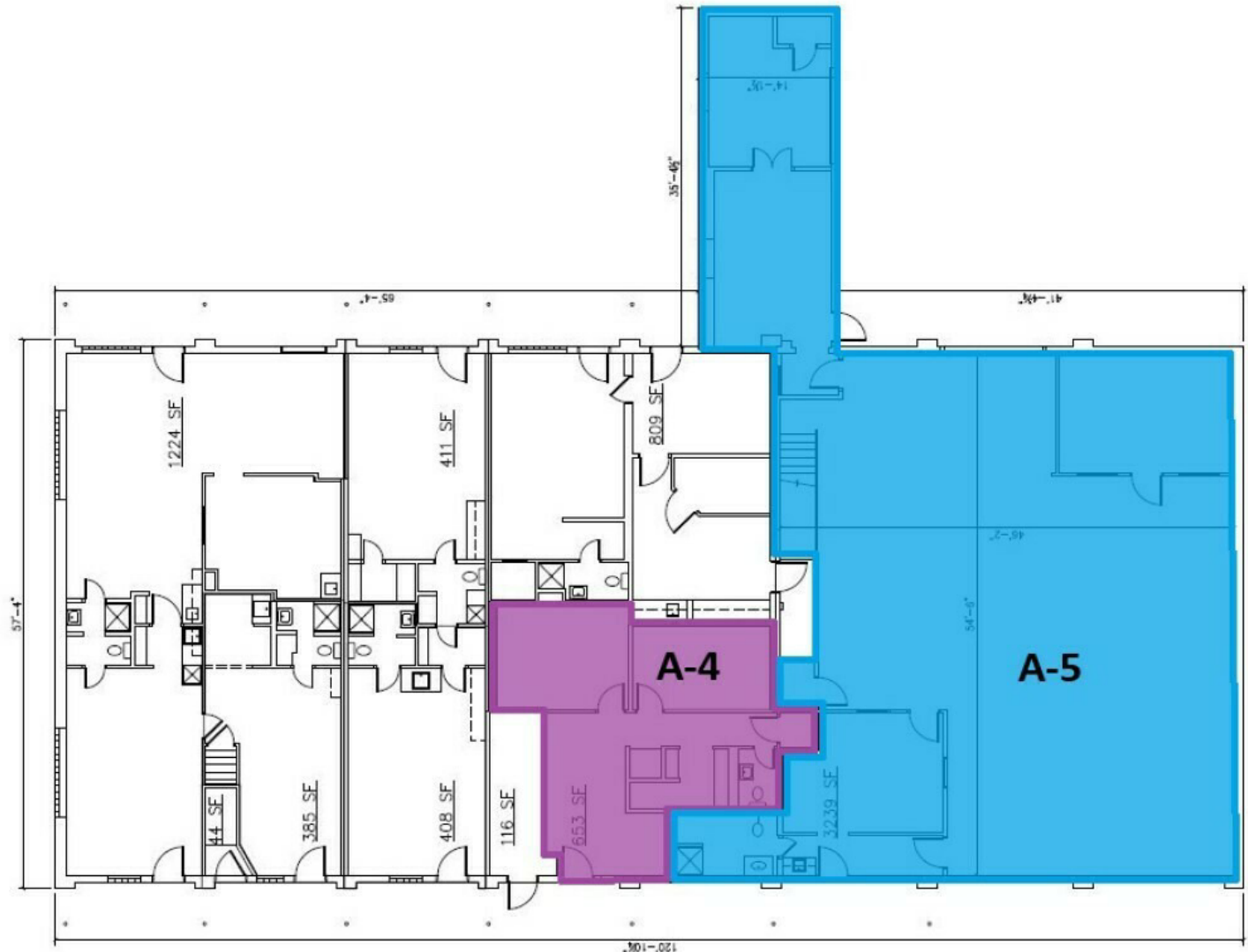




# GROUND FLOOR

## UNIT SF:

A-1 & B-1:	1,224 SF (LEASED)
A-2:	386 SF (LEASED)
A-3:	408 SF (LEASED)
A-4:	653 SF
A-5:	3,239 SF
B-2:	411 SF (LEASED)
B-3 & B-4:	809 SF (LEASED)

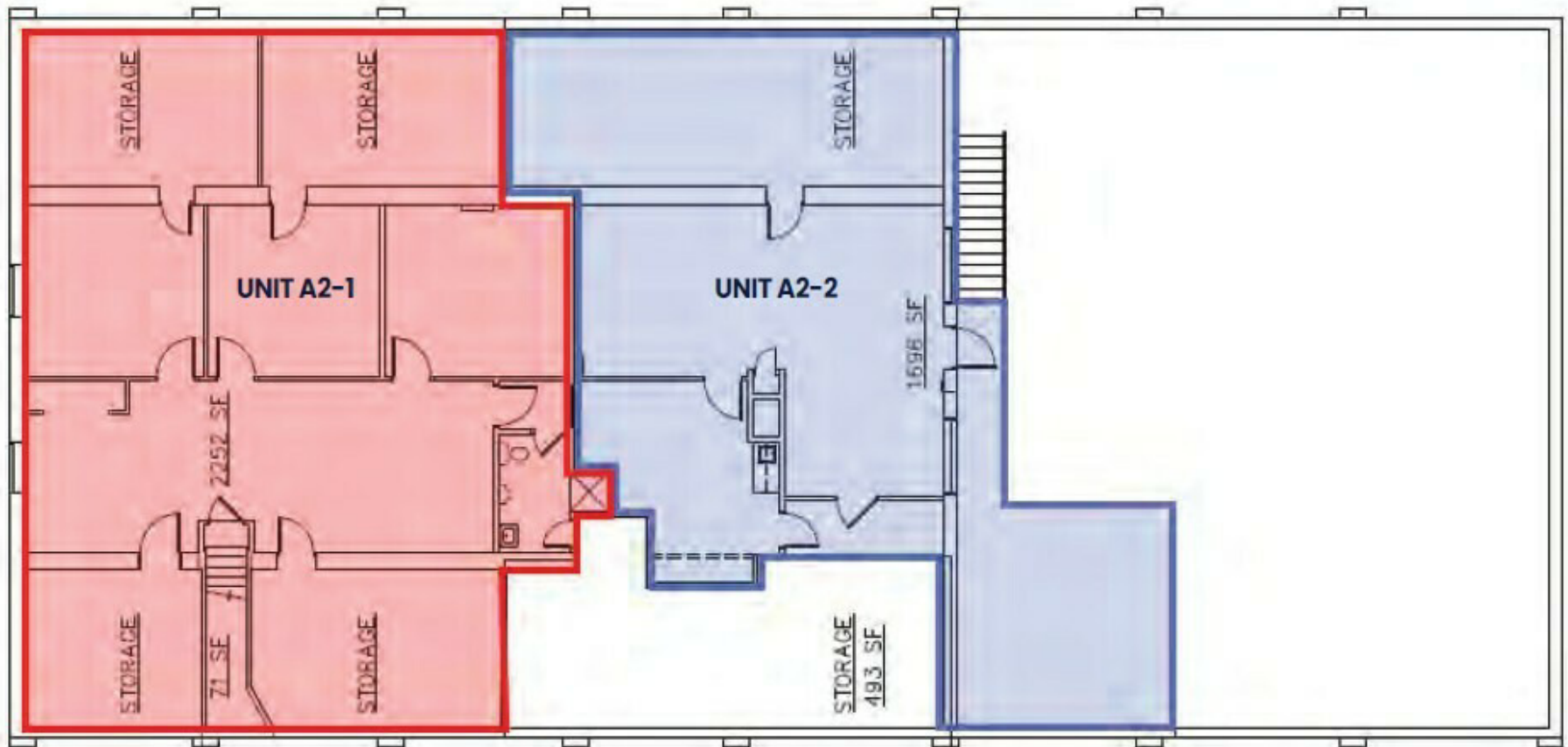


## SECOND FLOOR

### UNIT SF:

A2-1: 2,252 SF

A2-2: 1,696 SF



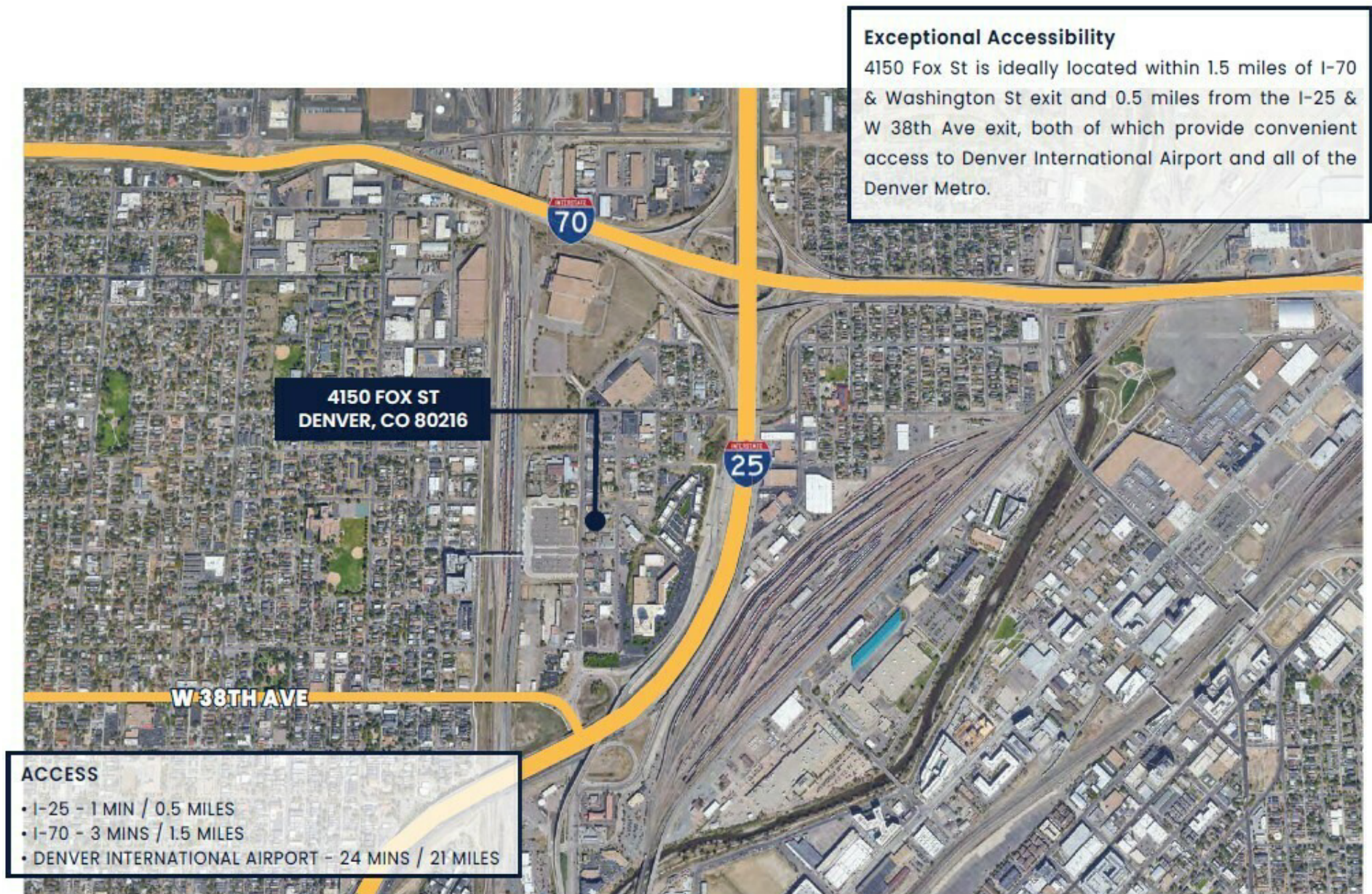


## ADDITIONAL PHOTOS





# ACCESS MAP





## GLOBEVILLE MARKET HIGHLIGHTS



### PREMIER CENTRAL DENVER LOCATION

The Property is located in Globeville neighborhood within the highly sought after Upper North Central industrial sub-market. With a vacancy rate of only 4.8%, and expected to compress more in 2023, space is hard to come by and even harder to purchase.



### HEALTHY MARKET FUNDAMENTALS

The Upper North Central industrial market is a regular target among industrial buyers searching for investment opportunities in the Denver metro. Transaction volume over the past year is on par with what has been seen over the past five years. Interest rates are not hurting demand. Rent growth has been healthy as well in the area and Upper North Central has enjoyed a remarkable stretch of rent growth. Industrial rents today are 93.0% higher than they were 10 years ago. That's ahead of the long-term performance in the metro, where rents cumulatively increased by 89.6% over the past decade.



### CONSTRAINED SUPPLY

There are no supply-side pressures on vacancy or rent in the near term, as nothing is underway. Moreover, the inventory has contracted over the past 10 years, as demolition activity has outpaced new construction. Lack of increasing supply and contracting inventory help increase the value of smaller standalone buildings like 4150 Fox.





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