

DANIS & MARCUS | INDUSTRIAL SALE OR LEASE

4455 Garfield St.

DENVER, CO 80216

WAREHOUSE FOR SALE OR LEASE

14,686 SF | 0.5 AC

Fenced outdoor storage



Remodeled 2025



New Roof



Kristjan Danis

Senior Broker
+1 303 283 1379
kristjan.danis@colliers.com

Matthew Marcus

Senior Broker
+1 720 833 4639
matthew.marcus@colliers.com



14,686 SF
0.5 AC

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

SALE PRICE: **\$2.15M (\$146.40/SF)**

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

4455 Garfield St.

DENVER, CO 80216

Fenced outdoor
storage

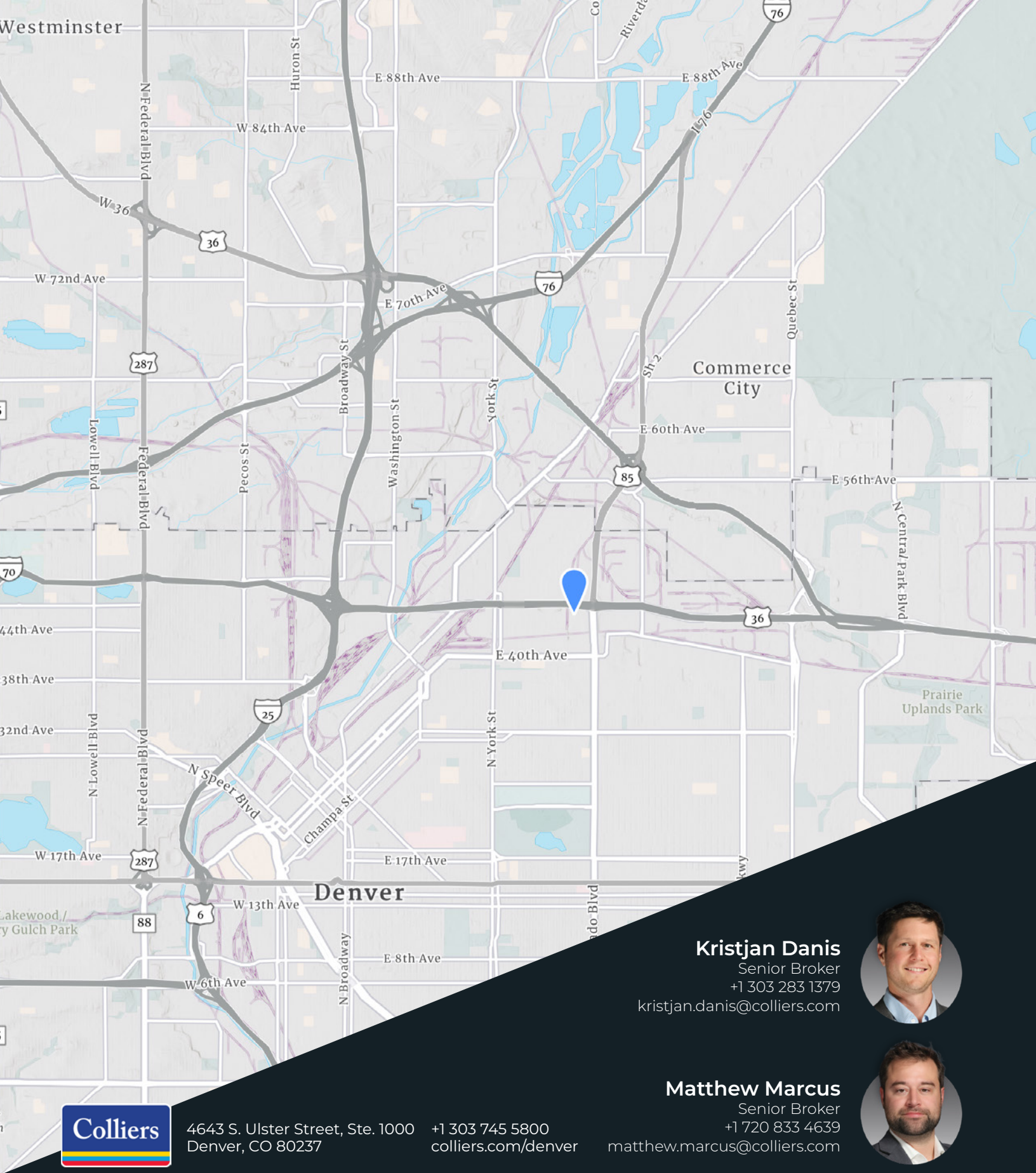
New Roof

Drive-In
Loading

Dock High
Loading

E. 45TH AVE.
GARFIELD ST.





Colliers

4643 S. Ulster Street, Ste. 1000
Denver, CO 80237

+1 303 745 5800
colliers.com/denver

Kristjan Danis

Senior Broker
+1 303 283 1379
kristjan.danis@colliers.com



Matthew Marcus

Senior Broker
+1 720 833 4639
matthew.marcus@colliers.com



This communication has been prepared by Colliers Denver for advertising and/or general information only. Colliers Denver makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers Denver excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers Denver and/or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

Pricing, terms, and availability are subject to change and/or withdrawal without notice.