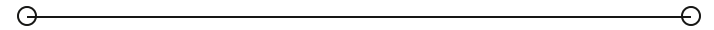


FOR LEASE:

Industrial Warehouse

4200 JACKSON ST, UNIT 19

Denver, CO 80216



PRESENTED BY:

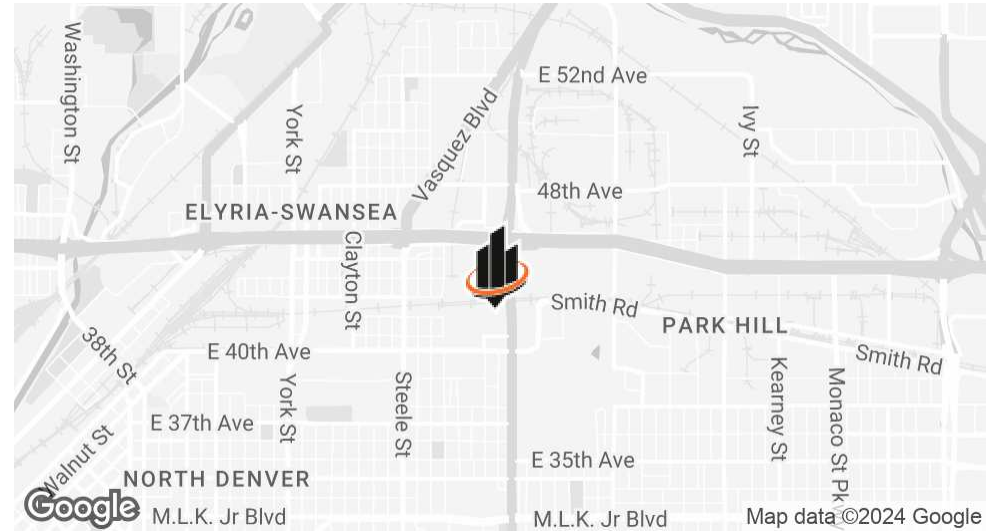
RYAN BENGFORD

O: 720.773.8712

ryan.bengford@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$10.50 SF/yr (NNN)
BUILDING SIZE:	48,902 SF
AVAILABLE SF:	7,711 SF-17,711 SF
LOADING:	Two Drive-In and Two Dock High
CLEAR HEIGHT	24'
PARKING SPACES:	10
ZONING:	I-A

RYAN BENGFORD

O: 720.773.8712

ryan.bengford@svn.com

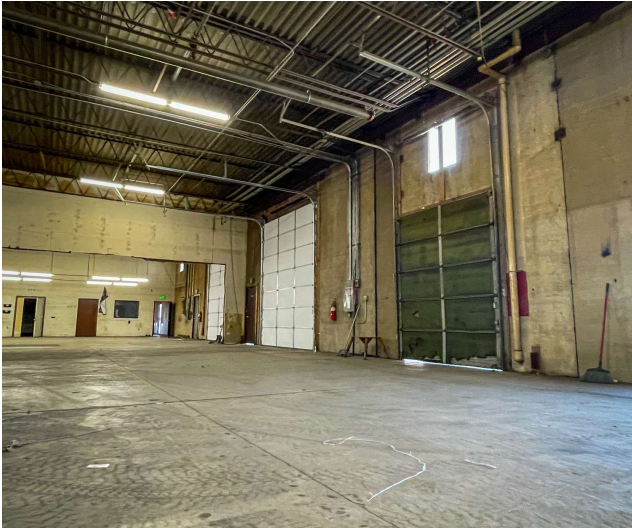
PROPERTY DESCRIPTION

SVN Denver Commercial is pleased to present a prime leasing opportunity: a multi-tenant industrial warehouse with 17,711 sf of available space. The open floor plan and 24' clear height is perfect for many uses. This property provides convenient access to Colorado Blvd and I-70 and is just 25-minutes from Denver International Airport.

PROPERTY HIGHLIGHTS

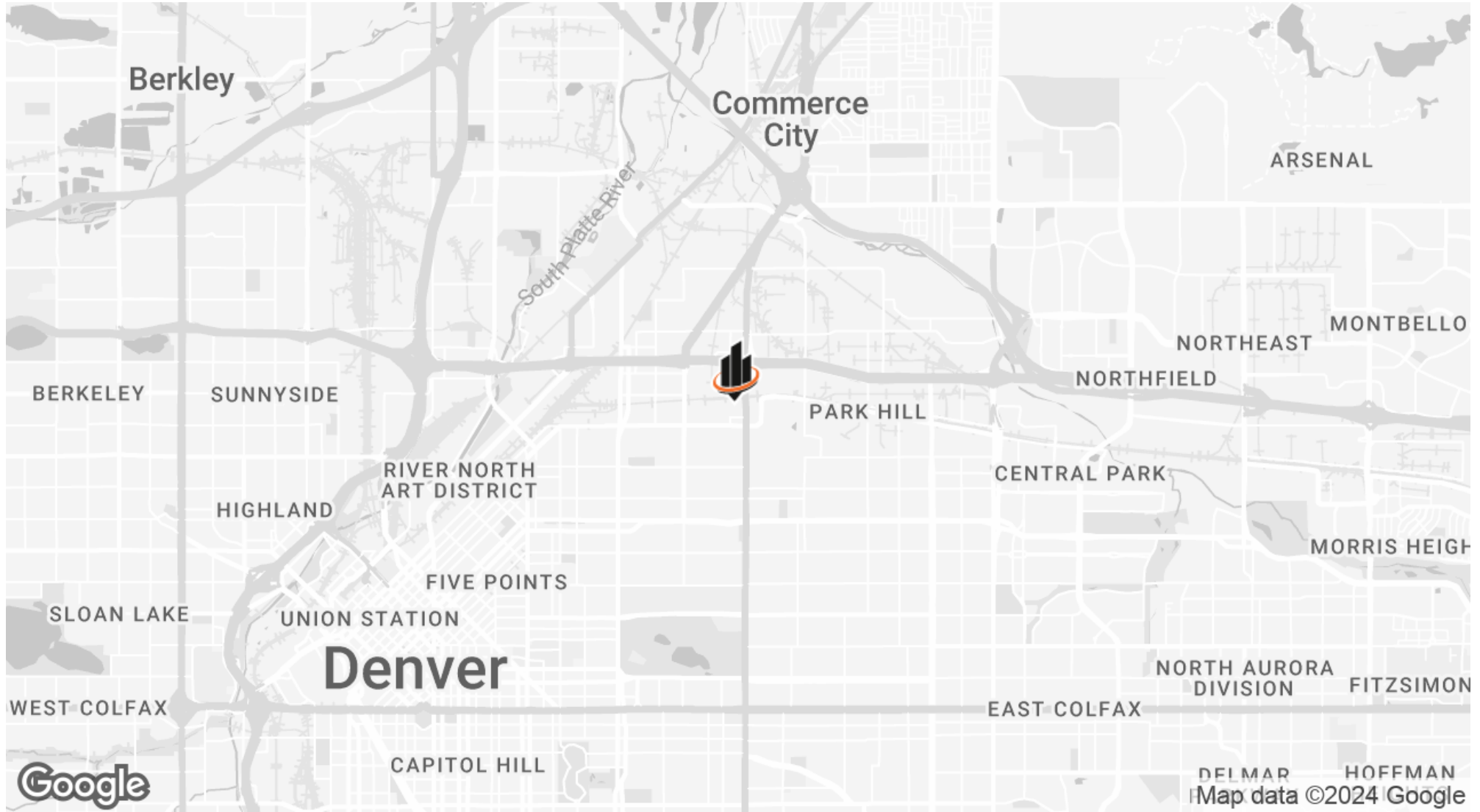
- 2 Drive-Bays | 2 Dock High | 24 Foot Clear Height
- Open Floorplan | Easily Demisable Into 2 Separate Units | Minimal Office Space
- Close Proximity To I-70, Denver International Airport, and the Denver Metro Area

ADDITIONAL PHOTOS



RYAN BENGFORD
O: 720.773.8712
ryan.bengford@svn.com

LOCATION MAP



RYAN BENGFORD

O: 720.773.8712

ryan.bengford@svn.com

DEMOGRAPHICS MAP & REPORT

POPULATION

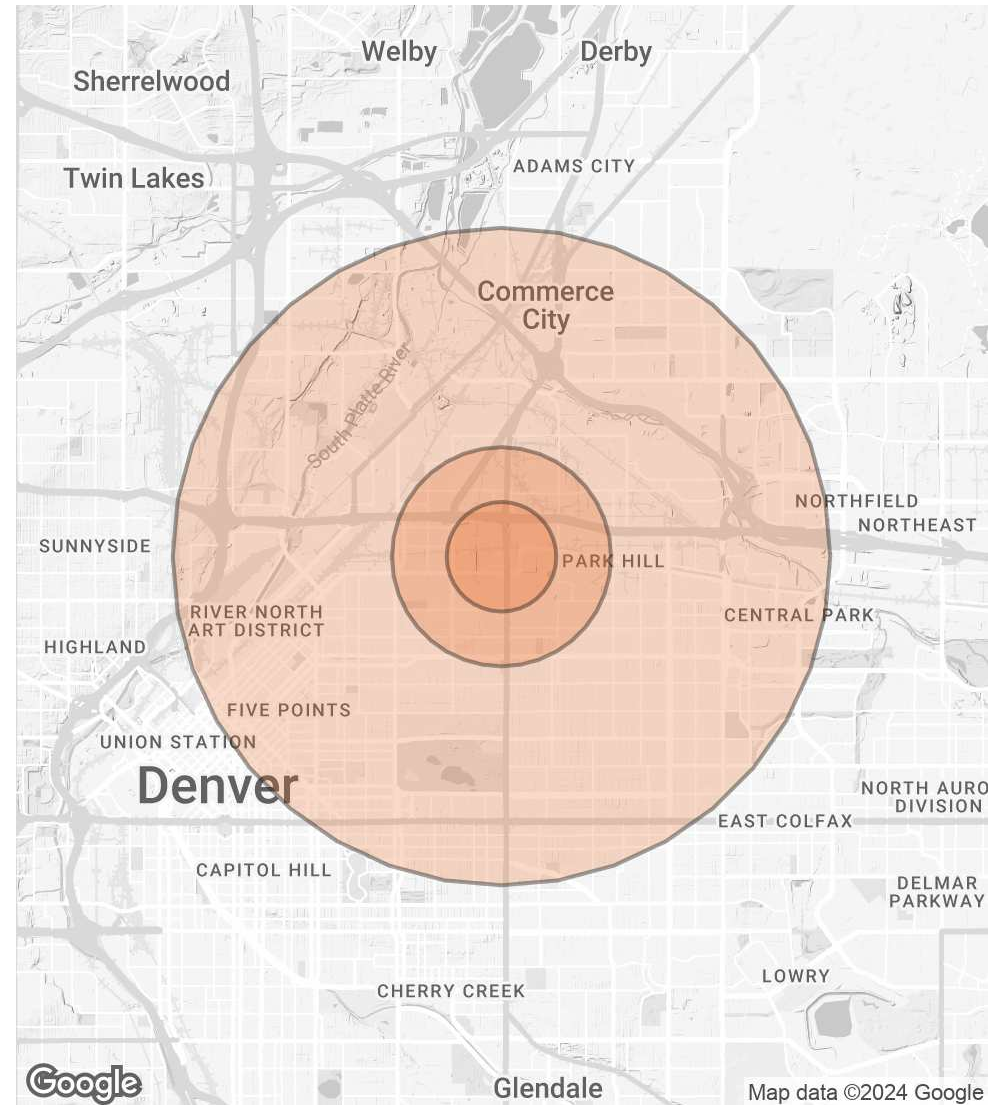
0.5 MILES 1 MILE 3 MILES

	0.5 MILES	1 MILE	3 MILES
TOTAL POPULATION	2,764	10,517	131,731
AVERAGE AGE	34	36	37
AVERAGE AGE (MALE)	34	35	37
AVERAGE AGE (FEMALE)	35	36	37

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 3 MILES

	0.5 MILES	1 MILE	3 MILES
TOTAL HOUSEHOLDS	1,006	3,794	59,474
# OF PERSONS PER HH	2.7	2.8	2.2
AVERAGE HH INCOME	\$97,646	\$95,136	\$129,273
AVERAGE HOUSE VALUE	\$549,711	\$569,490	\$766,179

Demographics data derived from AlphaMap



RYAN BENGFORD

O: 720.773.8712

ryan.bengford@svn.com