



FOR SUBLEASE

5,000-61,558 SF Warehouse/Distribution

4900 E. 41ST AVENUE | Denver, CO 80216



**Heavy Power! Shorter Terms Considered!**

CONTACT:

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## 4900 E. 41ST AVENUE

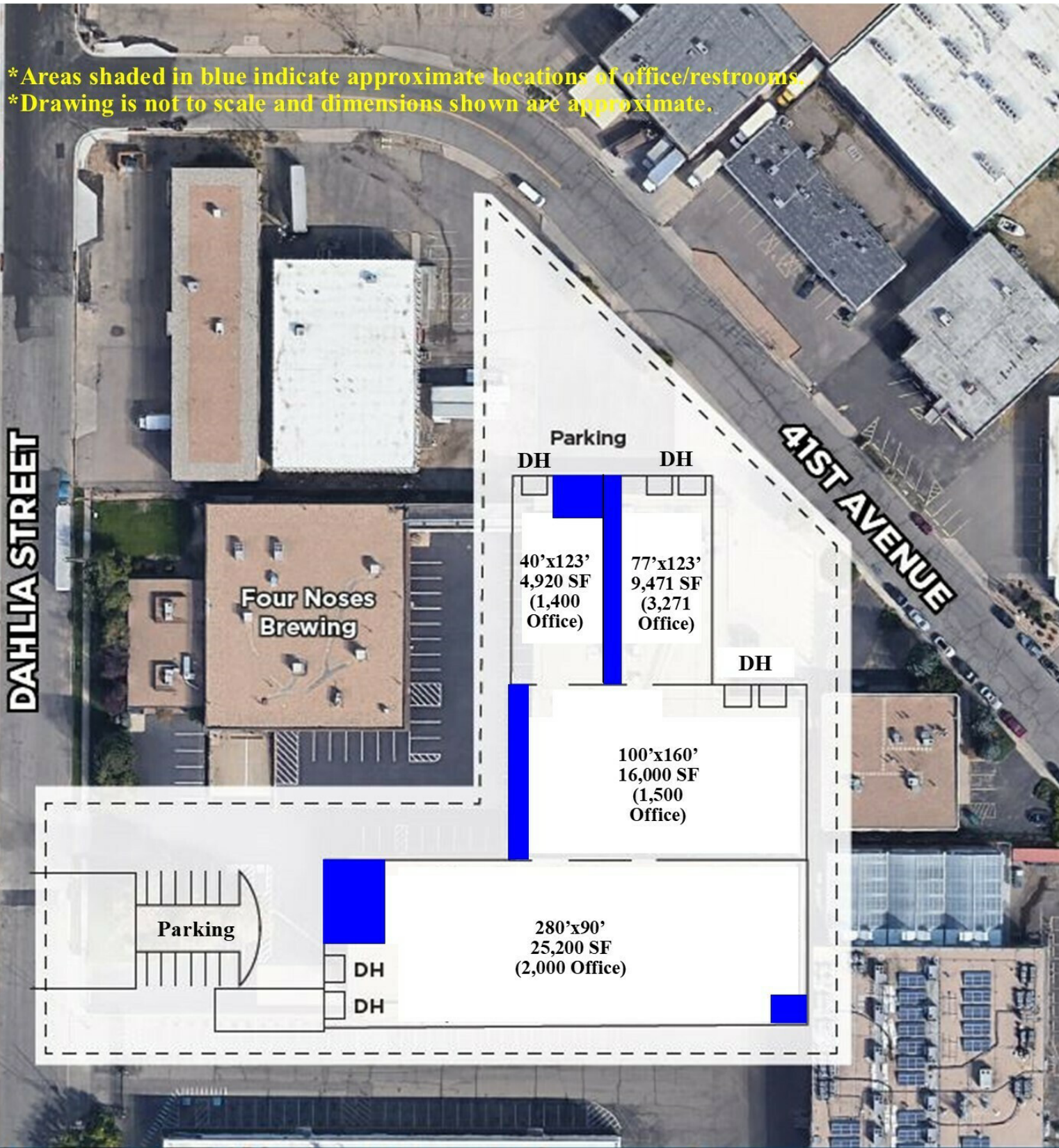
### OFFERING SUMMARY

<b>Available SF:</b>	5,000 - 61,558 SF
<b>Lease Rate:</b>	\$4.00/sf per year
<b>NNNs:</b>	\$4.62/sf per year
<b>Lot Size:</b>	2.16 Acres
<b>Building Size:</b>	61,558 SF
<b>Dock High Doors:</b>	7
<b>Ceiling Height:</b>	20.0 FT
<b>Zoning:</b>	I-A

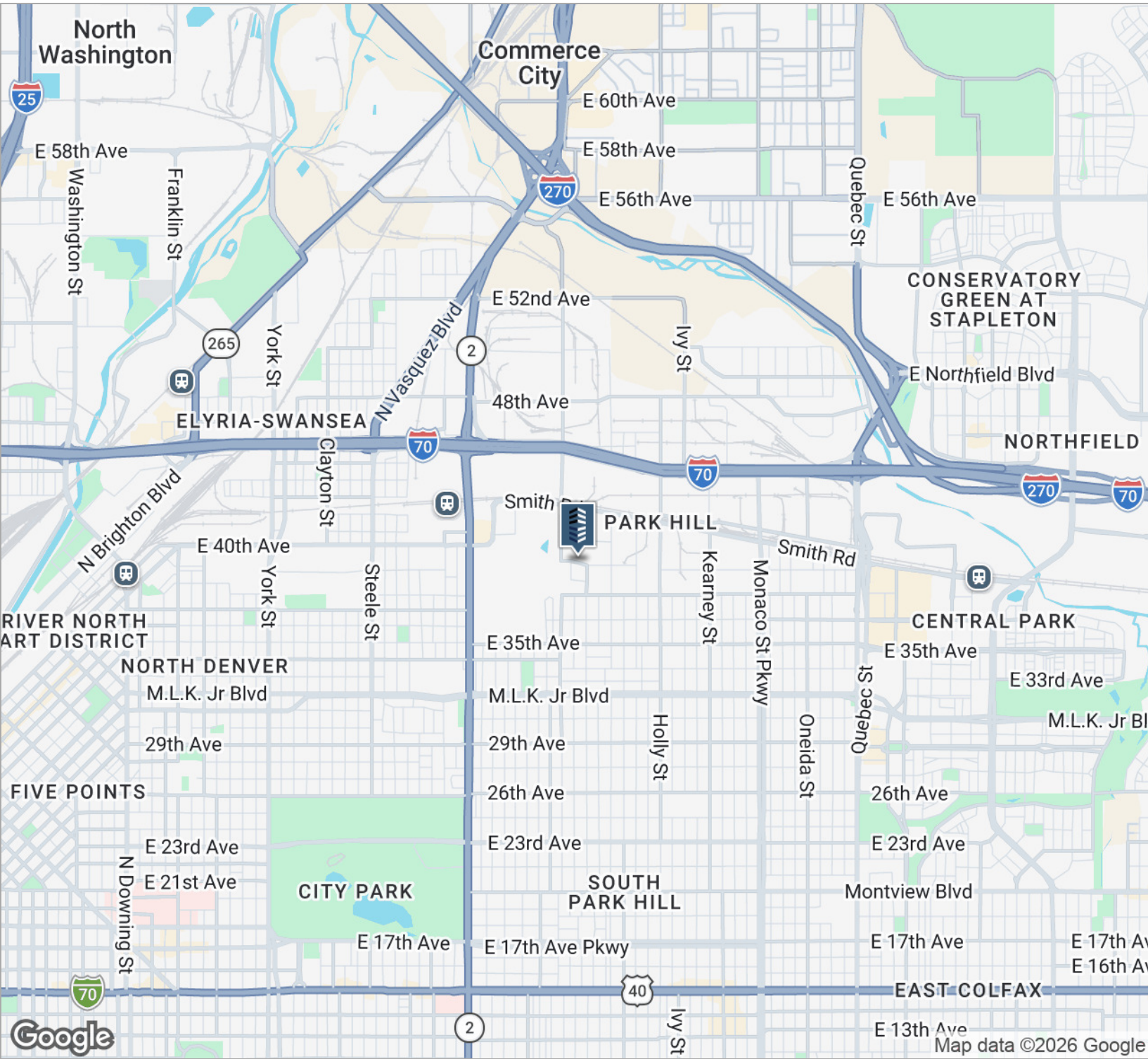
### PROPERTY HIGHLIGHTS

- Sublease terms available through 12/31/2027 - short term considered
- Sublease rate of just \$4.00/sf NNN!
- Heavy power, 4,000 Amps / 480 Volt / 3 phase
- 16'-20' clear height, sprinklers, swamp coolers in the warehouse and multiple dock high loading doors
- Multiple size variations available from just 5,000 SF up to 61,558 SF.

\*Areas shaded in blue indicate approximate locations of office/restrooms.  
 \*Drawing is not to scale and dimensions shown are approximate.







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