

SECURED, FENCED LOT FOR LEASE



**4745 Kingston Street**  
Denver, CO 80239

Lease Rate | \$7,000/Month Gross  
Lot Size | 33,002 SF | .75 AC



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## PROPERTY DESCRIPTION

Discover the flexibility of this well-located industrial land at 4745 Kingston St, Denver, CO 80239— ideal for businesses in need of additional yard or storage space.

Located in the Montbello Industrial Park with easy access to I-70, I-225, and Denver International Airport, this site offers convenient logistics and strong connectivity. Zoned I-B, the property supports a variety of light industrial uses, making it perfect for equipment storage, fleet parking, or overflow yard space. A practical solution for businesses looking to expand operations in a high-demand industrial corridor.

## PROPERTY HIGHLIGHTS

- Entire parking lot is fenced with a security gate
- 1,500 SF storage unit available on site
- Perfect for construction equipment or large trucking company
- Convenient access to I-70 and I-225

Property Address	4745 Kingston St, Denver, CO 80239
Lot Size	33,002 SF   .75 AC
Lease Rate	\$7,000/Month Gross
Storage Shed Size	1,500 SF (includes 3 garage and 1 main door)
Zoning	I-B









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