

INDUSTRIAL BUILDING WITH ± 1 AC FENCED/PAVED YARD

DIRECT I-70 FRONTAGE & IMMEDIATE I-25 ACCESS



4751 FOX STREET, DENVER, CO 80216

FOR SALE OR LEASE
 $\pm 23,011$ SF with 1 ACRE YARD

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Property Highlights

- ±1 AC fenced and paved yard with access to both buildings and entire site
- 23,011 SF total warehouse across 2 buildings
 - 19,811 SF main building
 - 4 cranes
 - Radiant heat throughout
 - Small foreman office and bathroom
 - 3,200 SF “garage-style” warehouse
 - Easily divisible for personal or vehicle storage
 - Simple, well-built metal building
- Easy access to yard space and driveway
- Sign visibility facing I-70



Paved and Fenced Yard Space



Great Visibility



Additional Office Available



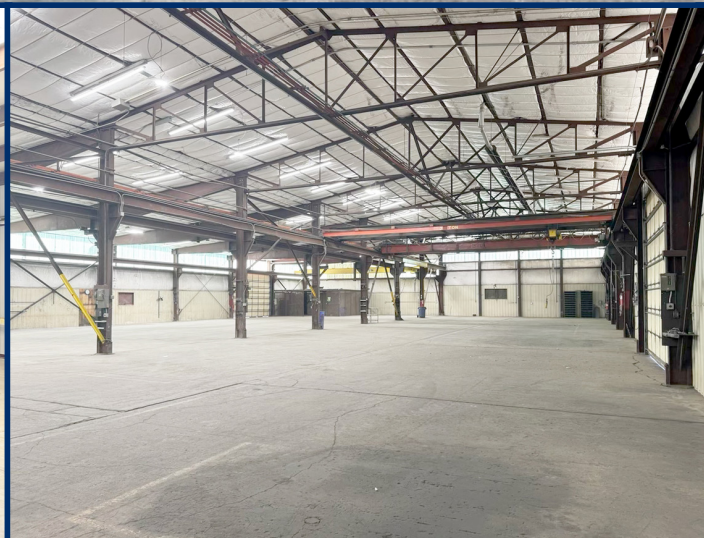
4 Cranes in Place

Property Facts

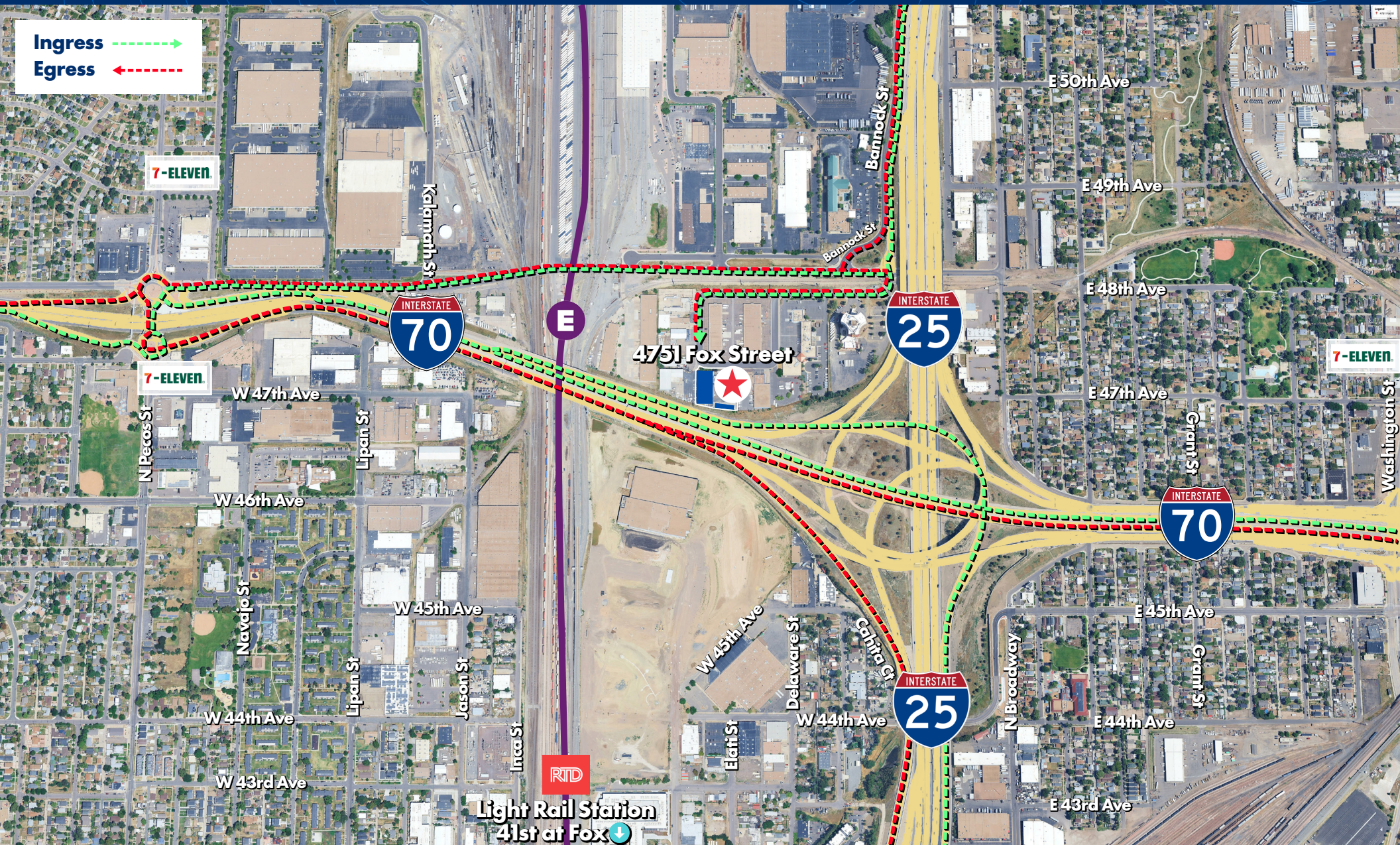
Available SF	Building 1: 19,811 SF Building 2: 3,200 SF
Office SF	> 200 SF - Additional SF Available, see below or contact Agent
Sale Price	Contact Broker
Lease Rate	Contact Broker
Est. NNN	\$5.37/SF
Site	±1 Acre
Clear Height	15'-20'
Power	600 Amp 480 VT 3 PH
Loading	(4) Four 12.5'x18' Drive in Doors (5) Five 8'x20' Drive in Doors
Zoning	I-B Heavy Industrial
YOC	1964



Property Photos



Location and Access



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