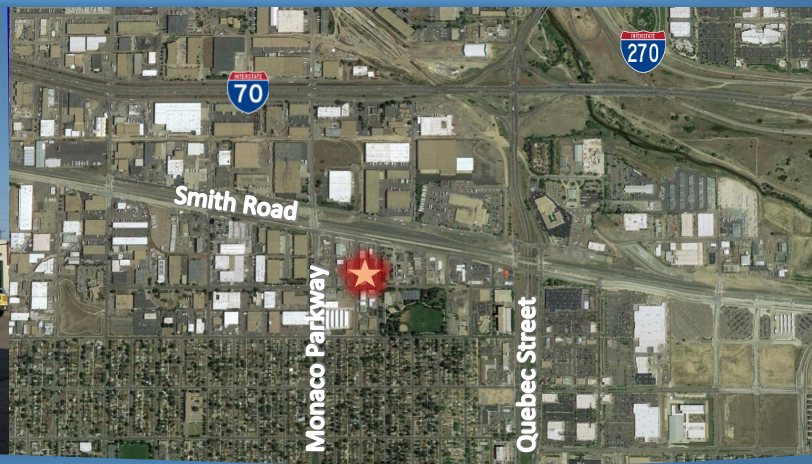


Industrial for Lease



3910 Niagara Street, Unit A, Denver, CO 80207



Building Size: 17,500 SF

Available: 1,750 SF

Office: 250 SF

Year of Construction: 1970

Loading: One (1) Drive-in

Clear Height: 12'

Power: To be verified

Zoning: I-MX-3

County: Denver

Base Rate: \$11.23/SF

Building Comments:

- Industrial gross lease. Landlord responsible for paying taxes and insurance. Tenant responsible for gas, electric and trash.
- Located in Enterprise Zone
- Drive-in loading with two (2) offices
- Numerous amenities located in the immediate area
- Located directly off Smith Road with easy access to I-70, 270, Monaco Street and Quebec Street



Jeff Kummer, Principal

P: 303.885.4725

E: jkummer@altitudecommercial.com

The information contained herein has been obtained from sources we deem reliable. No representation or warranty is made of the foregoing information. Terms of the sale or lease and availability is subject to change without notice.