

LIST PRICE: CONTACT BROKER



AVAILABLE FOR SALE: 4200 JASON ST DENVER, CO

6,250/SF SITE WAREHOUSE, REPURPOSE PROJECT, OR REDEVELOPMENT OPPORTUNITY



SILVIA SNAPE

eXp Realty LLC
303.720.9002
Silvia@sellwithsilvia.com



HIGHLIGHTS



- 1 Dock level floor available
- 6,250 sqft SITE with 1,800sqft Building being used as Warehouse.
- I-A zoning
- Commuter rail stop 1 block away on 41ST AND FOX STATION
- Highly sought after neighborhood for users and redevelopment
- Easy access to i-25/i-70
- Parking on site
- Walking distance to many amenities

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41ST AND FOX STATION PLAN

- The plan aims to develop the area east of the railroad tracks into a transit-friendly neighborhood with a mix of industrial, office, commercial, and residential uses. It includes a pedestrian shopping corridor, mixed-income residential developments, park improvements, and improved connectivity for pedestrians and bicycles. The plan also encourages partnerships with regency student housing and preserves existing housing and historically significant structures. Taller structures are located along I-25 and I-70 to capture views of downtown and buffer the station area.

SOURCE: WWW.DENVERGOV.ORG

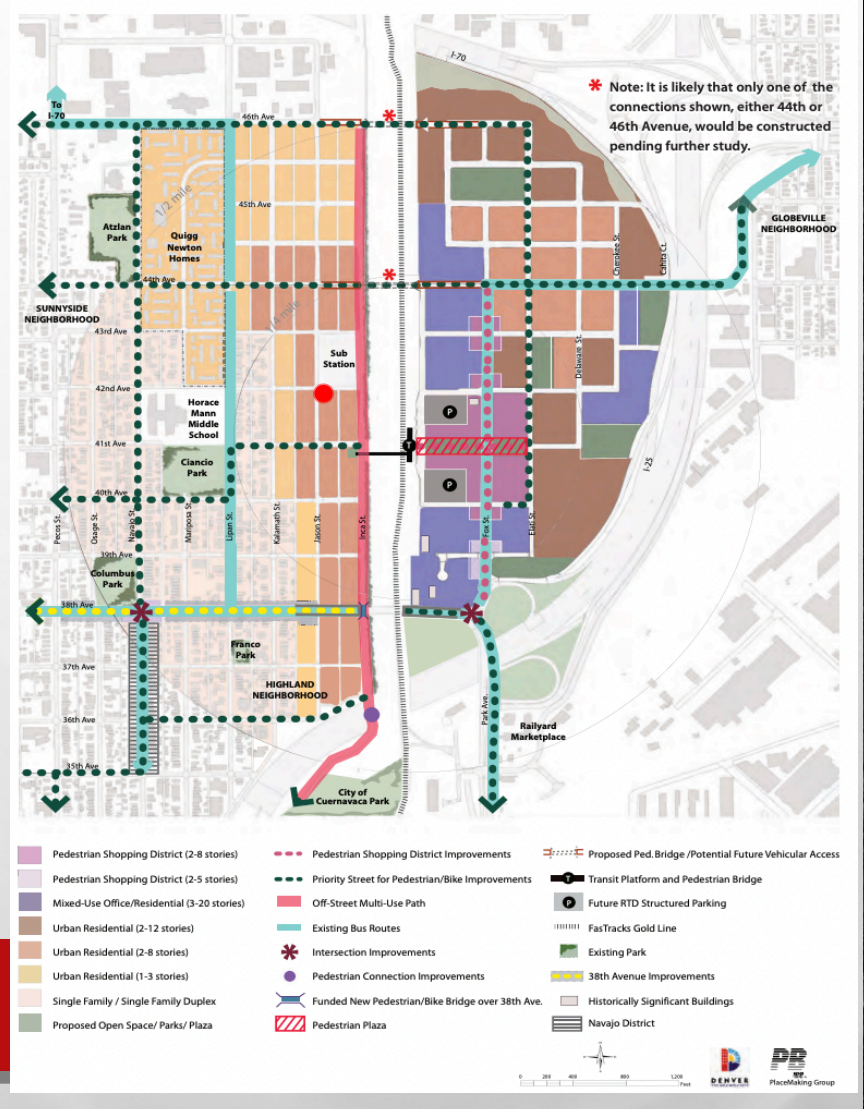
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LAND USE AND CIRCULATION PLAN CONCEPT

- The 41st - fox station area underwent a planning process in 2009 which resulted in the adoption of the 41st - fox station area plan.
- This plan laid out a vision for the area which included a pedestrian shopping district concept, urban residential areas with varying building heights, and mixed-use office/residential areas with building heights up to 20 stories.
- The 2009 adopted plan allowed for building heights of up to 8 stories for the pedestrian shopping district, and up to 20 stories for the mixed-use office/residential areas (Globeville neighborhood plan does not supersede or modify the recommendations put forth in the 41st & fox area plan).

Source: www.denvergov.org

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