



±5,400 SF Industrial Warehouse/
Manufacturing Shop Space for Lease

4454 YORK
STREET

Denver, Colorado 80216

Property Features

Available ±5,400 SF

Lease Rate \$4,500/Month Gross + Utilities

Office Size Minimal

Year Built 1952

Clear Height 12' -16'

Loading One (1) drive-in door

Power 3-Phase, 277/480 volts, 800 amps (To be verified)

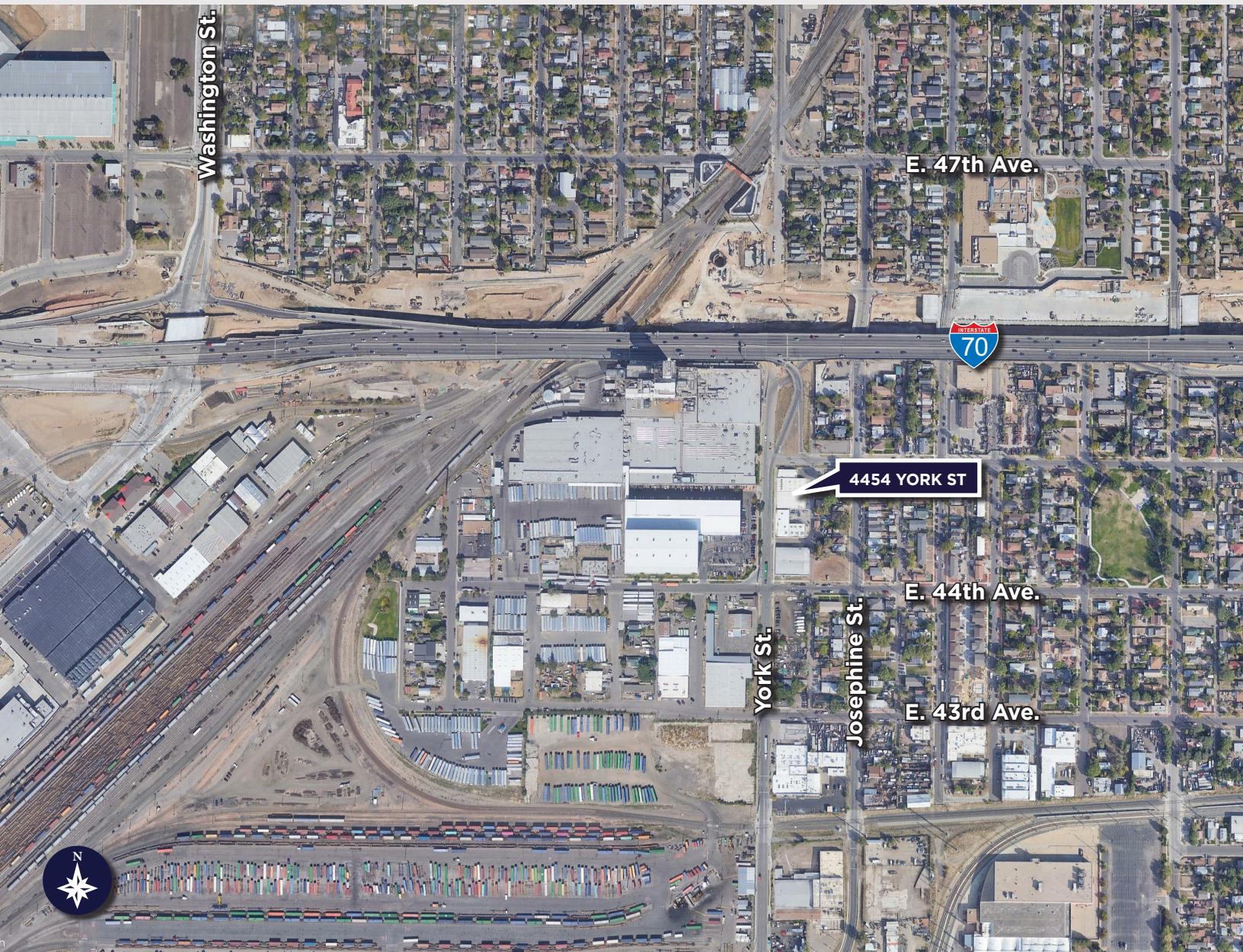
Zoning I-A, UO-2 (Denver County)

Property Highlights

- Refreshed space with LED lighting
- Immediate proximity and access to I-70
- Close proximity to downtown, the RiNo neighborhood and the light rail station at 40th and Colorado
- Heavy power
- Fully conditioned space

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For more information, please contact:

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