



±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)

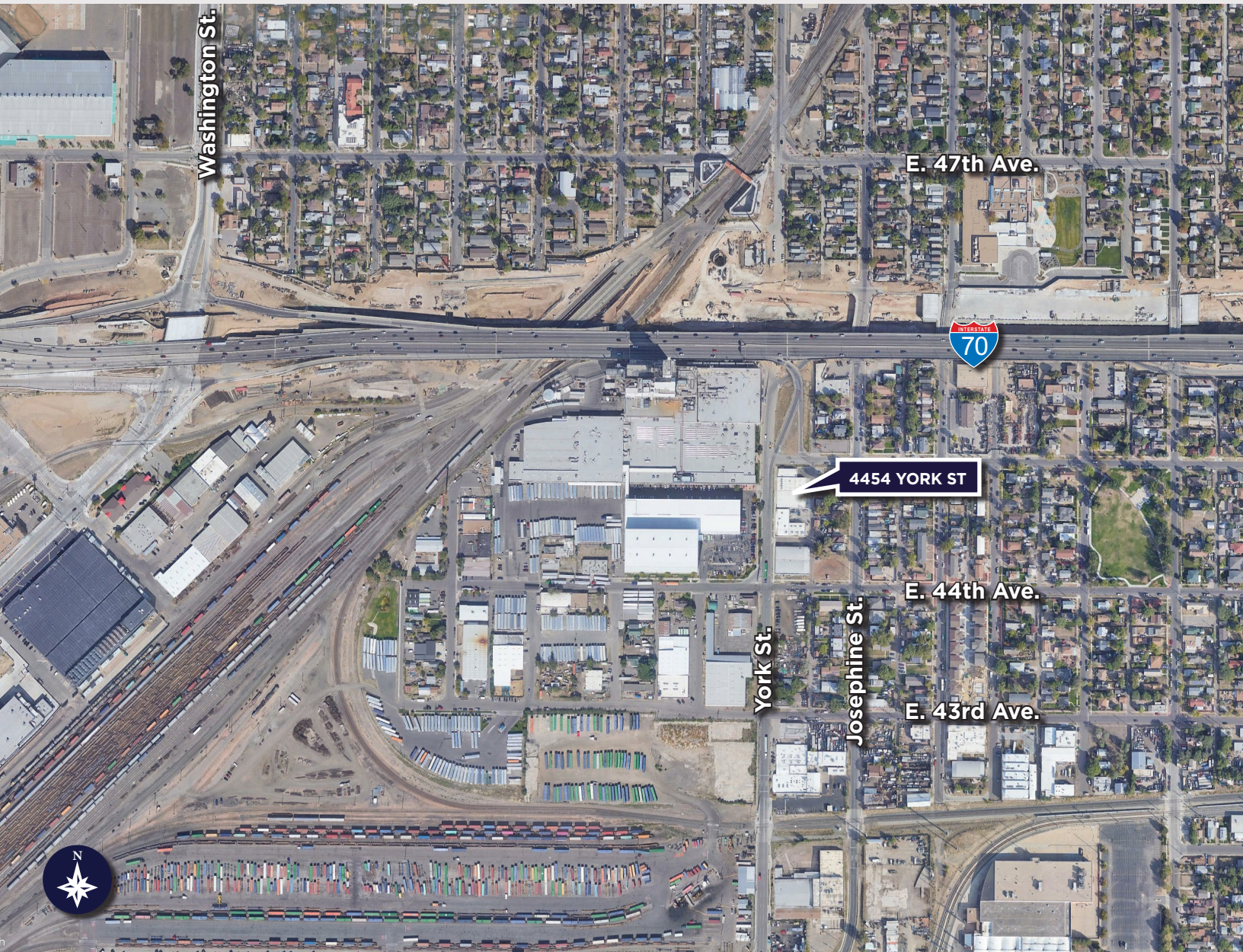
### Property Highlights

- 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:

**Joe Krahn**  
**Director**  
+1 303 312 4231  
[joe.krahn@cushwake.com](mailto:joe.krahn@cushwake.com)

1401 Lawrence Street, Suite 1100  
Denver, Colorado 80202

T +1 303 292 3700  
F +1 303 534 8270

[cushmanwakefield.com](http://cushmanwakefield.com)

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