



FOR LEASE

16,122 SF Office/Warehouse

4825 North Oakland Street | Denver, CO 80239

**RATE REDUCED!**

**\$9,000/Mo. (Gross) Year 1 Rate!**



**Newly Renovated! Lowest Rate In The Submarket!**

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UNIQUE PROPERTIES

400 S. BROADWAY

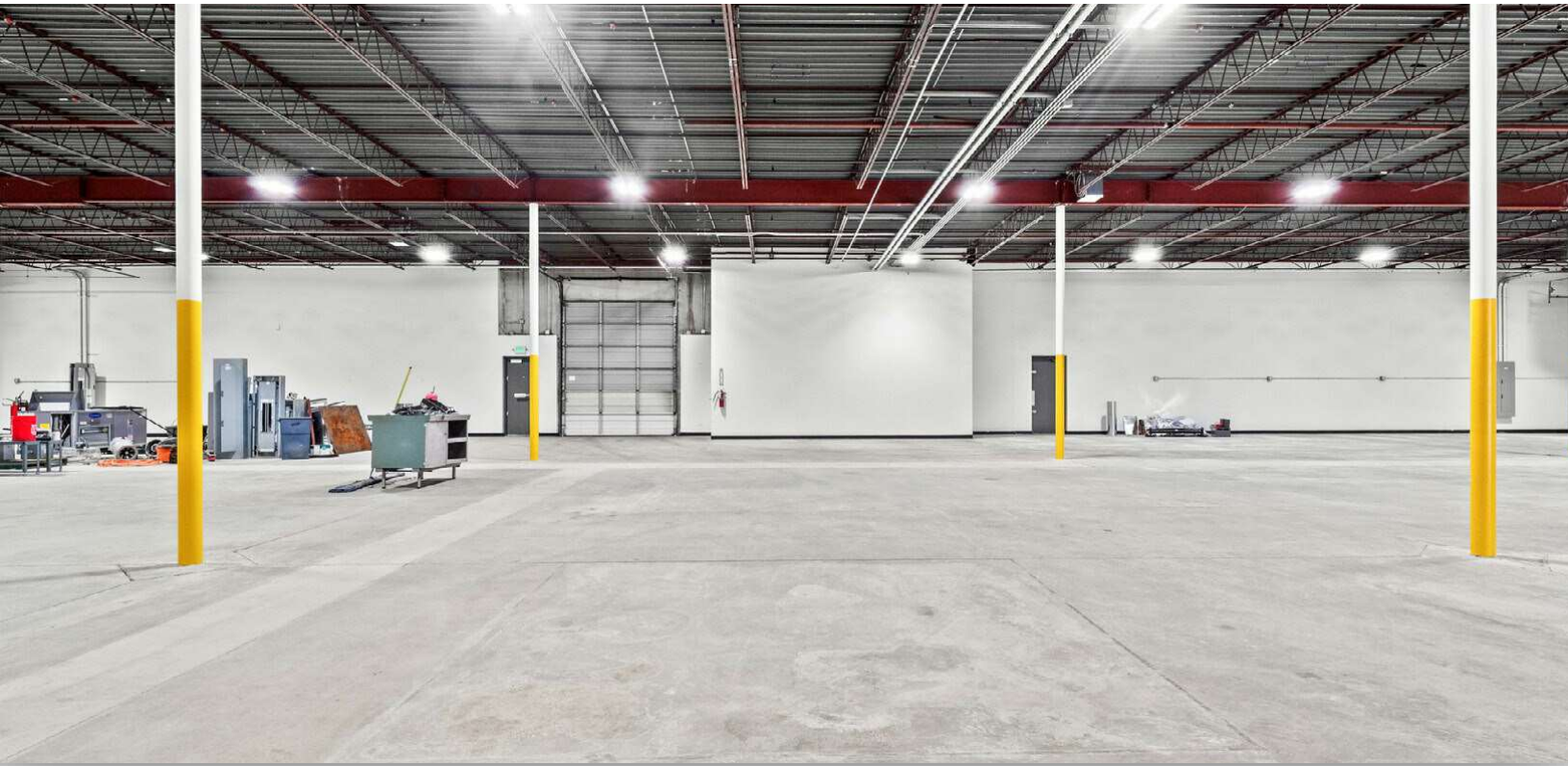
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## OFFERING SUMMARY

<b>Available SF:</b>	16,122 SF
<b>Warehouse SF:</b>	14,510 SF
<b>Office SF:</b>	1,612 SF
<b>Lease Rate:</b>	<b><u>Year 1 - \$6.70/SF (Gross)</u></b> <del>\$13.00</del> SF/yr (Gross)
<b>Lot Size:</b>	1.05 AC
<b>Sprinklers:</b>	Yes
<b>Power:</b>	1,000a/120-208v 3ph
<b>Loading:</b>	1-10'12' Drive in Door
<b>Parking:</b>	30 Surface Spaces
<b>Zoning:</b>	I-A
<b>City/County:</b>	Denver/Denver

## PROPERTY OVERVIEW

4825 Oakland Street offers 16,122 square feet of fully improved warehouse space on 1.05 acres. The building features 16-foot clear height, one grade-level door, a wash station with floor drains, 1,000 amps of three-phase power, sprinklers, and 30 parking spaces. Recent upgrades include a brand-new office buildout, new roll-up door, and all-new LED lighting. THIS IS THE CHEAPEST RATE IN THE SUBMARKET FOR A BRAND-NEW RENOVATED, TURNKEY SPACE. The layout is functional and efficient, ideal for a wide range of industrial users. Located just off I-70, the property offers quick access to major transit routes. Move-in ready and highly functional, this is a rare value opportunity in the Denver industrial market.

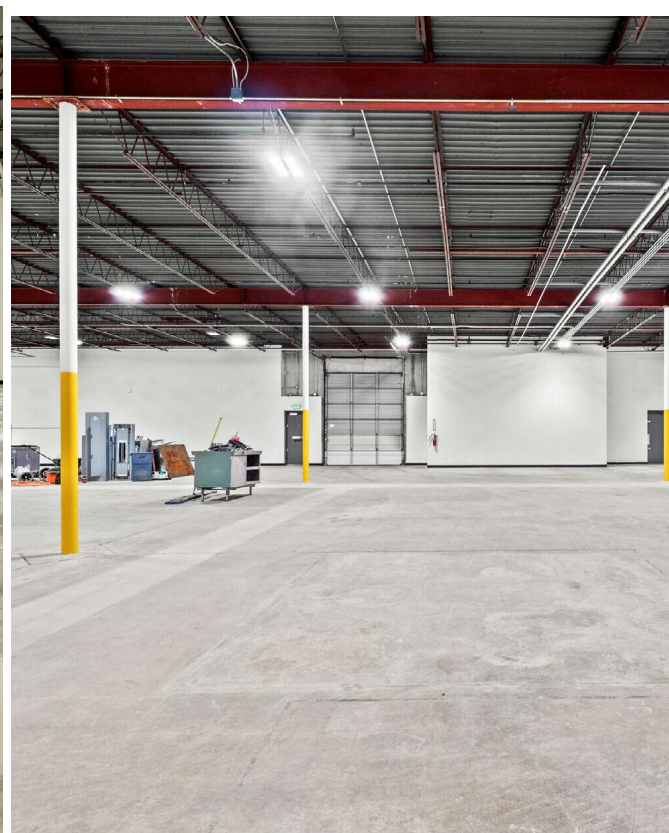
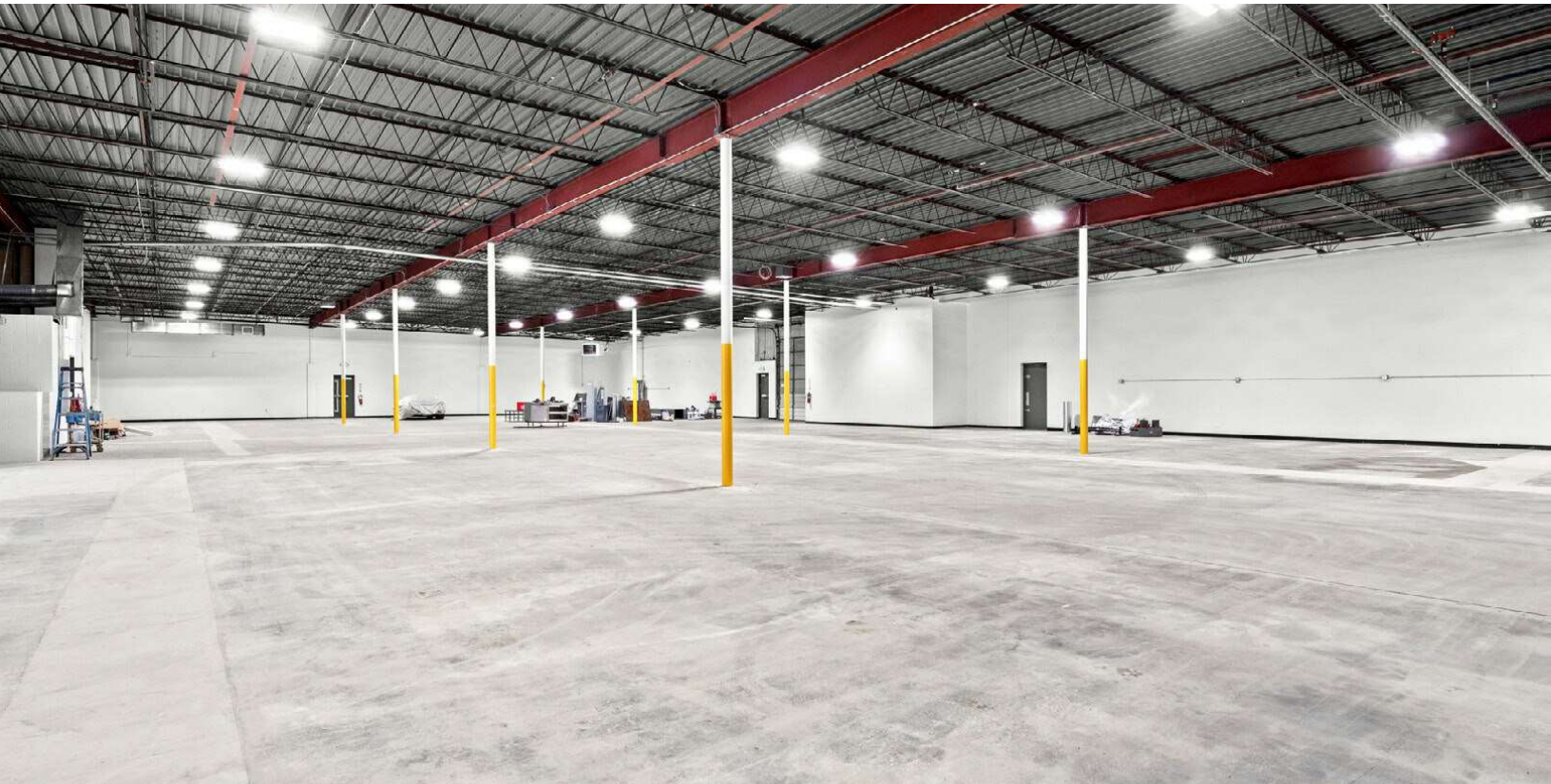
## PROPERTY HIGHLIGHTS

- Turn-Key, Renovated Space Ready for Immediate Occupancy
- New LED Lighting
- Floor Drains, Sprinklers and Heavy Power (1,000a/120-208v 3ph- TBV)
- Drive in Loading
- 30 Parking Spaces
- Easy Access to I-70 and Denver Metro Area

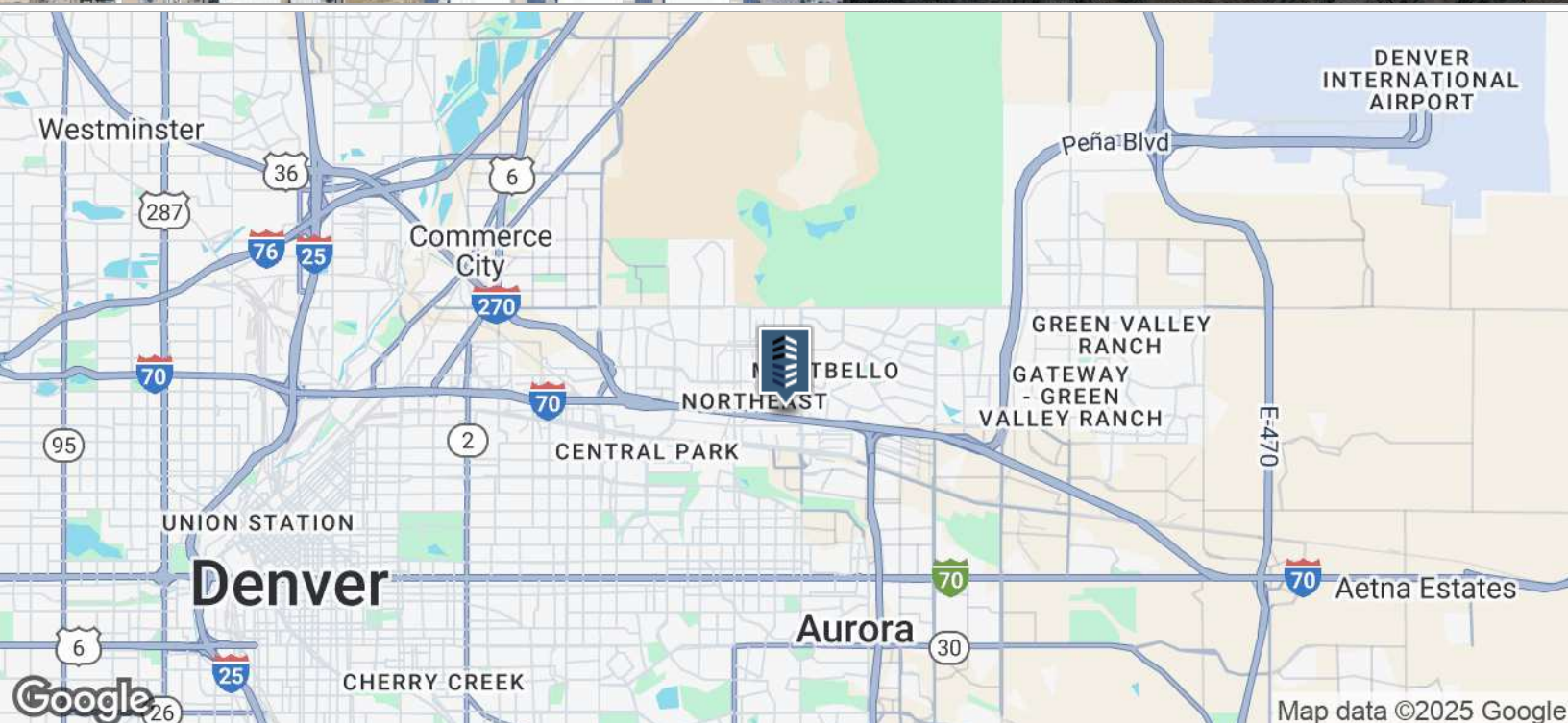
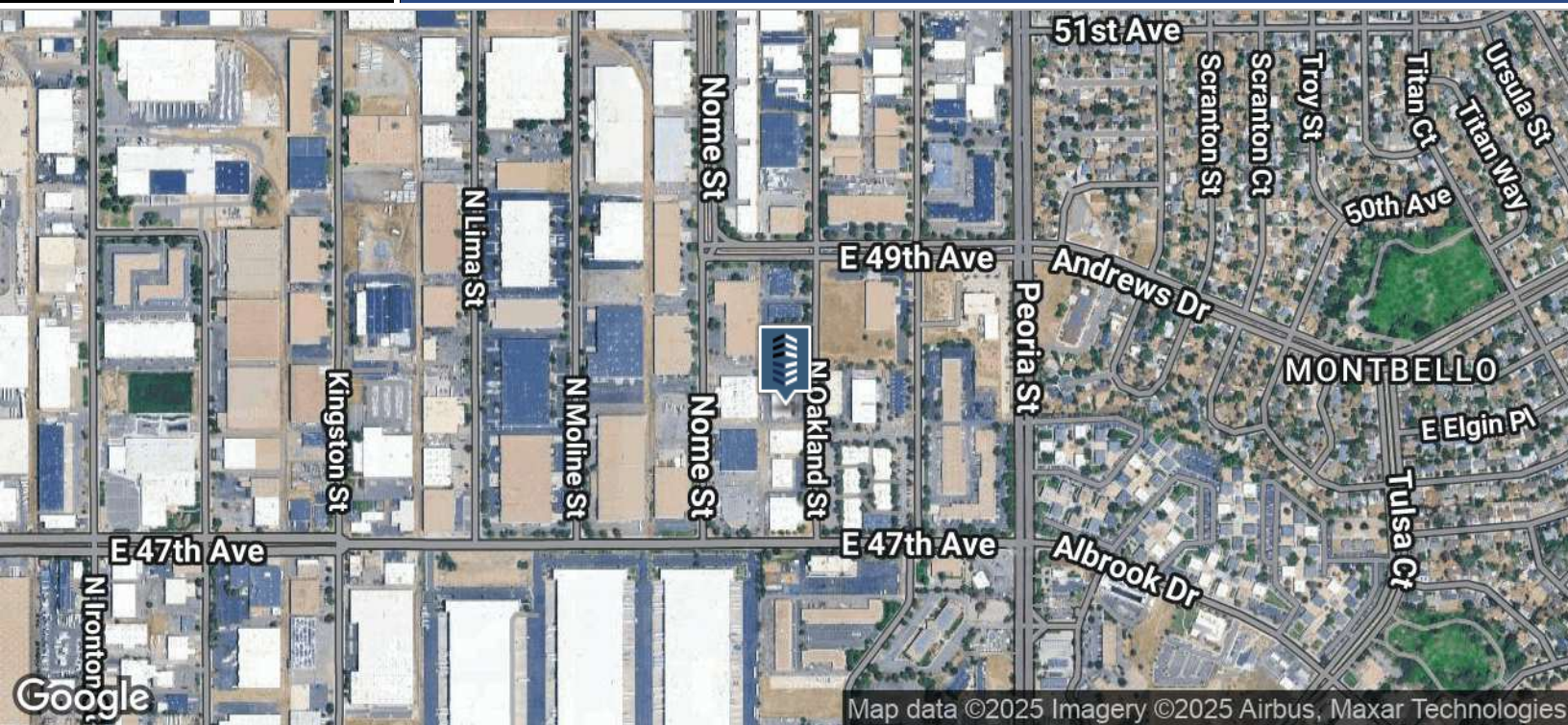












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