

4900 ACOMA STREET | DENVER, CO



FOR LEASE

39,144 SF
AVAILABLE IMMEDIATELY

**CENTRAL DENVER INDUSTRIAL WITH
DIRECT I-25 VISIBILITY & SIGNAGE**



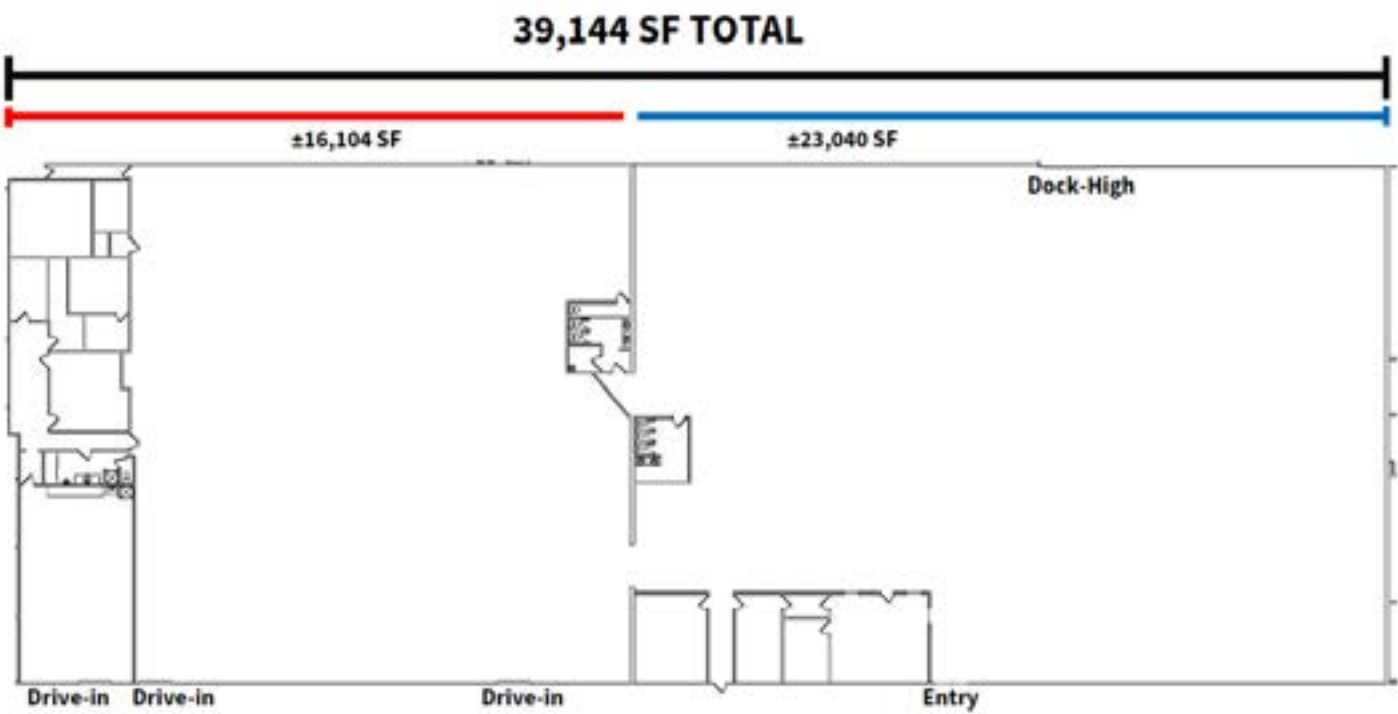
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- Irreplaceable Central Location
- On-Building and Billboard Signage
- Enterprise Zone Location
- LED Lighting in Warehouse Being Installed
- Less than 10 Minutes from Downtown Denver
- Access off I-25 and 58th Ave

PROPERTY HIGHLIGHTS

- | | |
|---|--|
| • Available SF: 39,144 | • Power: 400 Amps, 240V, 3-Phase (TBV) |
| • Office SF: ±4,000 | • Sprinklers: Yes, wet sprinkler system |
| • Warehouse SF: ±35,144 | • Parking Spaces: 20 Spaces with additional located behind building |
| • Drive-In: Three (3) Drive-in Doors (10’ X 10’) | • Zoning: I-A, UO-2 - Denver County |
| • Dock High: One (1) Dock High Door | • Operating Expenses: \$3.12/SF (2024) |
| • Clear Height: 14’-16’ | • Lease Rate: Contact brokers |

FLOOR PLAN



LOCATION

- Access to I-25, I-70, I-76, I-270 and US 36
- Access to over 2.5 million people within 30 minute drive
- Close Proximity to RINO and National Western Redevelopment
- Lowest operating expenses in North Central Submarket



ACCESS:

I-76	1.3 Miles
I-70	1.5 Miles
I-25	0.1 Miles
US-36	2.5 Miles
Downtown Denver	1.5 Miles
Denver Int'l Airport	21.5 Miles
Denver Tech Center	16.8 Miles

4900 Acoma Street

**NATIONAL WESTERN
CENTER REDEVELOPMENT**

WASHINGTON ST

**PIVOT DENVER
WESTFIELD**

**QUANTUM 56
HINES**

INTERSTATE
25

BROADWAY

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