

FOR LEASE OR SALE

4550 Kingston Street, Denver, CO 80239

Fully Upgraded Manufacturing / Distribution Facility

Located under 15 minutes from Downtown off of Denver's primary distribution corridor, 4550 Kingston Street represents 169,724 sq. ft. of pristine manufacturing / distribution space that would be viable for a large list of users. The infill location has immediate access to Havana / Peoria which connect to I-70. Under new ownership, building upgrades include fenced parking, LED Lighting, partial interior HVAC, 4,000 amps of power, and a new ESFR sprinkler system. The site is rail served and one of the most well equipped buildings in Airport Submarket.

Upgraded LED lighting in warehouse

Complete office remodel

New roof

Partial warehouse HVAC

Heavy power

Rail served, existing spur lines via Union Pacific

Newly upgraded ESFR fire sprinkler system



Specifications

169,724 sq. ft.
TOTAL AVAILABLE

22'
CLEAR HEIGHT

LED
LIGHTING

2022 (BUILT 1977)
YEAR RENOVATED

16 Total (5 Interior, 4 Sealed)
DOCK DOORS

1
DRIVE-IN DOOR
(LOADING CAN BE EXPANDED)

8
RAIL DOORS

4,000 Amps 480/277 volts
POWER (CAN BE ENHANCED)

ESFR
FIRE SPRINKLERS

2 Overhead Cranes
TWO 15-TON BRIDGE CRANES

Call Brokers
FOR LEASE RATE / PURCHASE PRICE

\$3.88/SF (2025)
OPERATING EXPENSES



SITE AREA

In sq. ft.	231,739.2 sq. ft.
In Acres	5.32 AC

BUILDING AREA

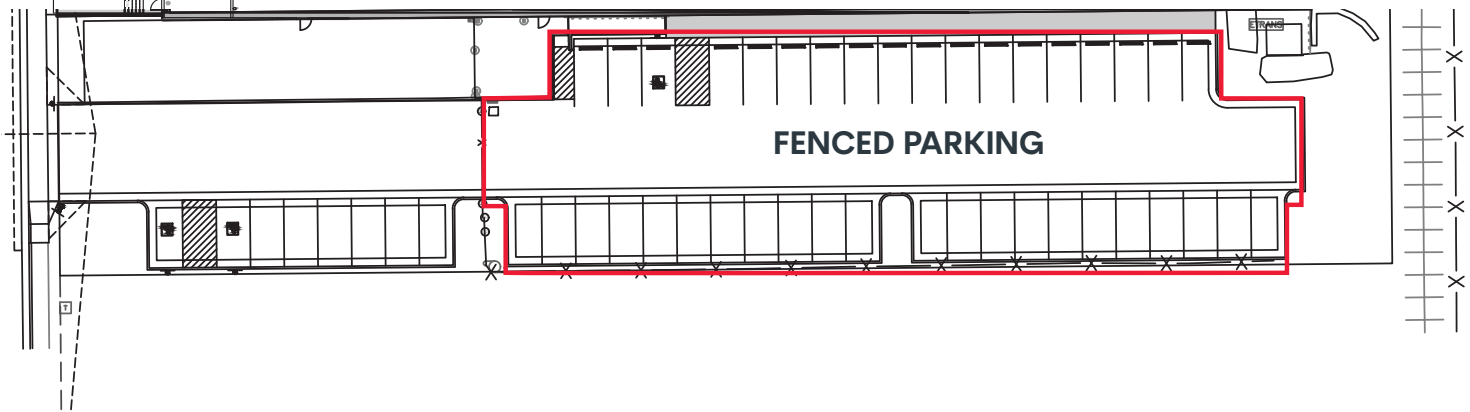
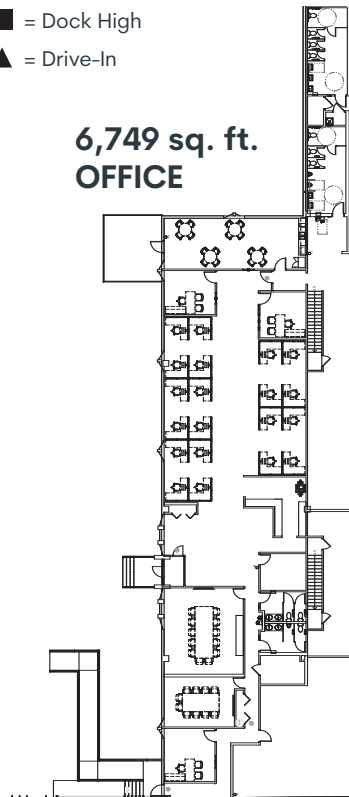
Office	6,749 sq. ft.
Mezzanine	9,592 sq. ft.
Warehouse	160,132 sq. ft.
TOTAL	169,724 sq. ft.

PARKING

Rail	8
Auto	56 stalls
Docks	16 (1 addtl. possible)
Drive-Ins	1

- = Dock High
- ▲ = Drive-In

**6,749 sq. ft.
OFFICE**

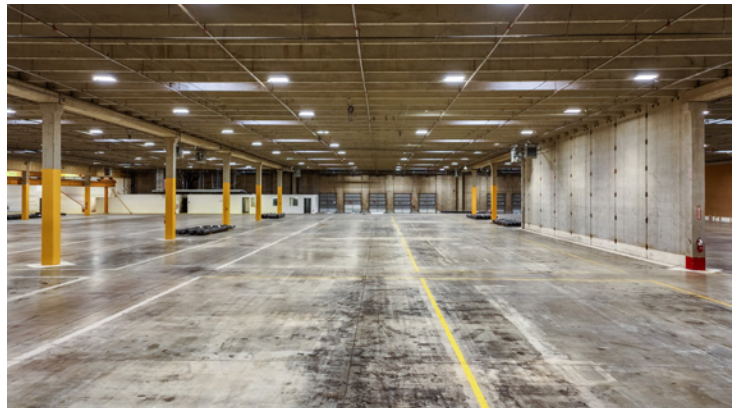
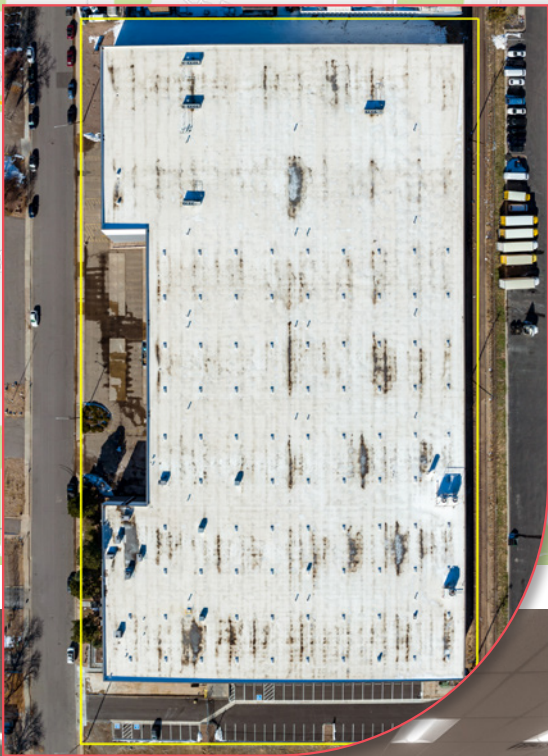
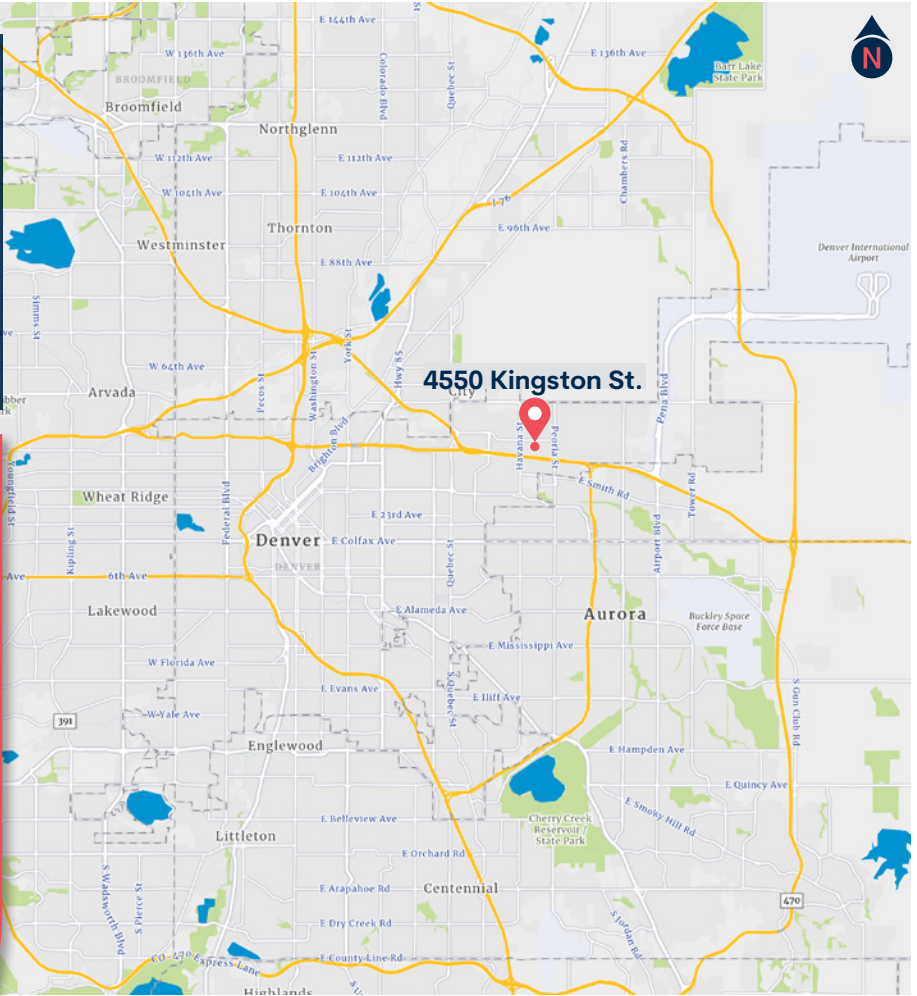




Area Map & Key Distances

Brookfield Properties

Key Distances	
Peoria Street	1 mile
E. 56th Avenue	2 miles
Interstate 70	1 mile
Interstate 25	9 miles
Hwy 225	3 miles
Hwy 270	2 miles
E-470	11 miles
Downtown Denver	10 miles
Denver International Airport	15 miles



Contacts



T.J. Smith, SIOR
 D 303 283 4576
 tj.smith@colliers.com

David Hazlett
 D 303-283-4573
 david.hazlett@colliers.com

Nick Rice
 D 720 833 4620
 nick.rice@colliers.com

Brookfield Properties

Tyler Solomon
 D 404.824.5064
 tyler.solomon@brookfieldproperties.com
 www.brookfieldproperties.com

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