

4440 Jason St, Denver, CO 80211



Located at **4440 Jason St. in Denver**, this unique property offers an exceptional combination of versatile space, light industrial zoning, and redevelopment potential in a rapidly growing area.

Situated directly adjacent to the transformative **41-acre Fox Island World Trade Center development**, this property is perfectly positioned for businesses and developers alike.

Key Features:

- Zoning: Zoned I-A (Light Industrial)
- Current Use: Presently leased to an automotive dealer
- Warehouse Space: Included
- Office Conversion: A house built in 1940 and converted into office space
- Income Opportunity: The current tenant has a lease in place through December 31, 2025, providing steady cash flow and enhancing the property's value as an investment.

Property Information:

- Sale Price: \$1,849,000
- Type: Industrial land
- On-Site: Rough graded
- Improvements: Fenced perimeter
- Frontage: 139' on Jason St
- Signage: Potential billboard
- Location: One block from 35th St light rail overpass

The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

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Don't miss the opportunity to secure this income-generating property and be part of Denver's next big hub for commerce and innovation!

Property Highlights:

- **Location:**
 - Adjacent to the 41-acre Fox Island World Trade Center development
 - Strategically positioned near major transit routes in a growing redevelopment zone
- **Zoning & Use:**
 - **Zoning:** I-A (Light Industrial) with UO-2 Billboard Use Overlay District (signage opportunities)
 - **Current Use:** Automotive dealer with ample **yard space** for parking, storage, or operation
- **Structures on Site:**
 - **Warehouse:** 37' x 50'
 - **Office Building:** House built in 1940 and converted to office space
- **Income Opportunity:**
 - Tenant NNN lease in place through **December 31, 2025**
 - Current rental income of **\$3,700/month**, offering steady cash flow for investors
- **Potential:**
 - Ideal for industrial users, creative applications, or redevelopment
 - Situated in one of Denver's most dynamic and high-growth neighborhoods



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