

# 4321-4395 N BROADWAY

DENVER, CO 80216

## FOR LEASE

UNITS AVAILABLE FOR LEASE  
2,440 - 4,880 SF | \$9.00 SF  
\$7.72 NNN

## PRIME FLEX WAREHOUSE SPACE AVAILABLE

Seize this high-visibility Flex Warehouse opportunity at 4321-4395 Broadway, Denver! Strategically positioned at I-25 and I-70, this Flex center offers an ideal location for businesses seeking a combination of warehouse and office space.

**Available Spaces:** 2,440 - 4,880 SF - Move-in Ready for one of the 2,440 SF spaces or both units for a total 4,880 SF.

### Property & Area Highlights:

- **Premier Warehouse Location:** Easily accessible with proximity to major highways, ensuring efficient transportation and distribution.
- **Zoned I-AC in Denver County**

- **Recent Buildout/Upgrades:** New offices (flooring, walls, etc.) and ADA Bathrooms, energy efficient LED lighting throughout.
- **Features:** High ceilings with 12' garage doors, new warehouse overhead heaters, 3 phase, and fenced parking.
- **Thriving Business Environment:** Anchored by a diverse mix of successful businesses.
- **Surrounding Community:** Prime position within Denver's Industrial Corridor to boost operational efficiency.
- **Dynamic Industrial Neighborhood:** Active and diverse, high-traffic, commercial environment, for anyone wanting to grow their business.

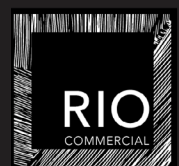
*Don't miss this incredible leasing opportunity! Contact us today to schedule a tour and secure your spot in this sought-after industrial center!*

### CONTACT

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