

\$ REDUCED PRICING



Industrial Building with Heavy Power

**4705 OAKLAND STREET
DENVER, COLORADO 80239**

Available

24,000 SF

Divisible

12,000 SF

Lease Rate

~~\$11.50/SF NNN~~

\$10.25/SF NNN

Sale Price

~~\$5,160,000 (\$215/SF)~~

\$4,795,000 (\$199.80 SF)

Industrial for Sale or Lease

Property Highlights

- Excellent manufacturing infrastructure:
 - Heavy 480 volt power
 - Warehouse cooling
 - Large water tap
- Building renovations complete
- Easy access to I-70 and I-225
- Numerous amenities nearby

For information, please contact:

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Property Details

- Building Size:** 24,000 SF (Divisible to 12,000 SF)
- Office:** 2,700 SF (Approximate)
- Loading:** 3 Drive-in Doors (10' x 12')
1 Exterior Dock Well
- Clear Height:** 18'
- HVAC:** Fully Cooled Warehouse
- Power:** 2,000 Amps, 480 V, 3 Phase
- Water Tap:** 1.5"
- Site Size:** 1.27 Acres
- Sprinklers:** Wet
- Year Built:** 1975
- Zoning:** I-A, UO-2

Floor Plan

