

4860-4890 Ironton Street
Denver, Colorado

M B R C

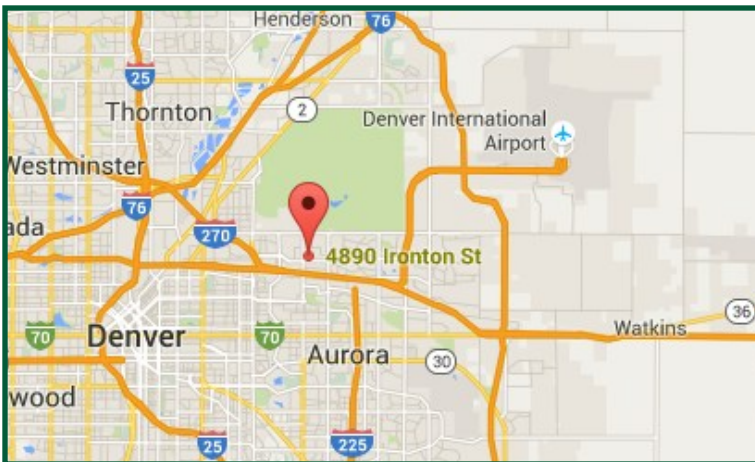
FOR LEASE



AVAILABILITY:

4890 Unit K..... 1,845sf (\$2,600/month MG*)

*THIS AMOUNT INCLUDES THE 2025 NNN EXPENSES FOR THE PROPERTY



PROPERTY DESCRIPTION:

LOCATED NORTH OF THE HAVANA & I-70 INTERCHANGE, THIS ATTRACTIVE INDUSTRIAL PARK PROVIDES GREAT ACCESS TO I-70, I-270, & I-225. THIS PROPERTY IS LOCATED IN THE DENVER ENTERPRISE ZONE. THIS BUILDING OFFERS VERY VERSATILE SMALLER "FLEX" SPACES.

IMPORTANT FEATURES:

- FRONT PARK, REAR LOAD
- CUSTOM OFFICES
- 14' CLEAR HEIGHT
- DENVER I-B INDUSTRIAL ZONING
- CONCRETE TILT-UP CONSTRUCTION

MICHAEL BLOOM
REALTY COMPANY



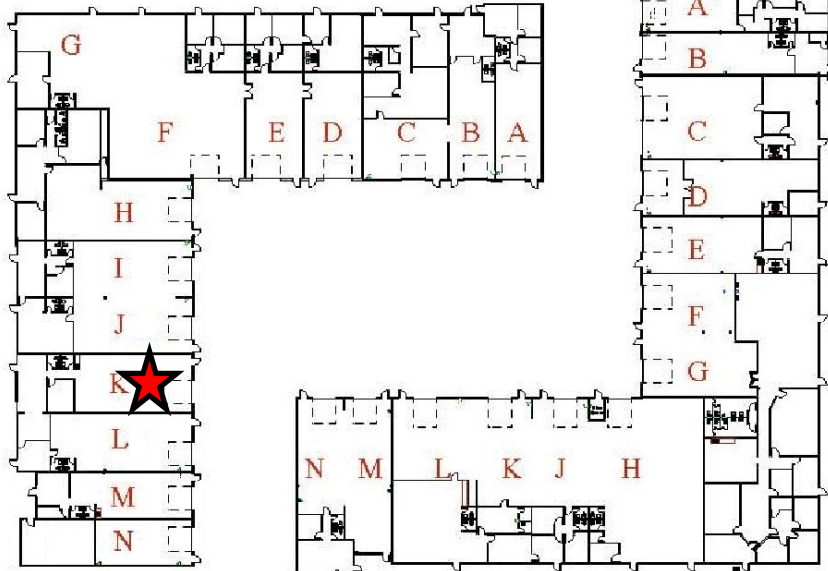
Available	Total SF	Office SF	Loading	Power
Unit K	1,845	300	1 Drive-In	TBD

IJM Industrial Complex
 4860 - 4890 Ironton Street & 4895 Joliet Street



East 49th

4890 Ironton Street

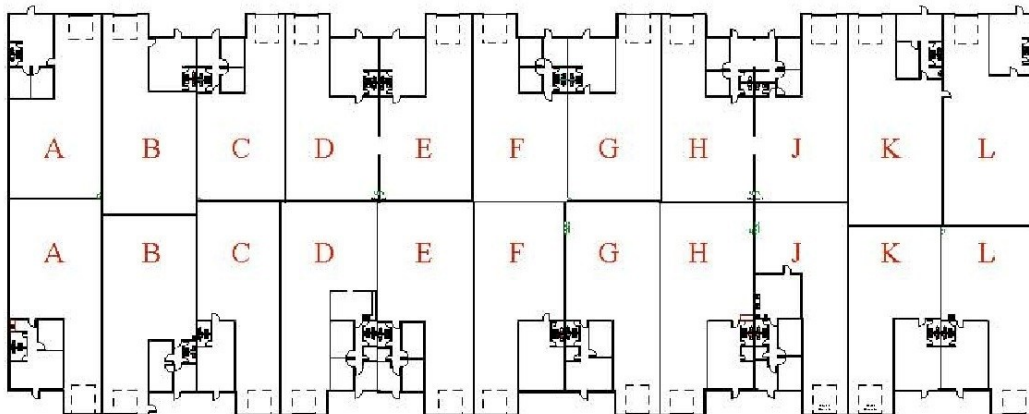


4895 Joliet Street

Ironton

Joliet

4880 Ironton Street



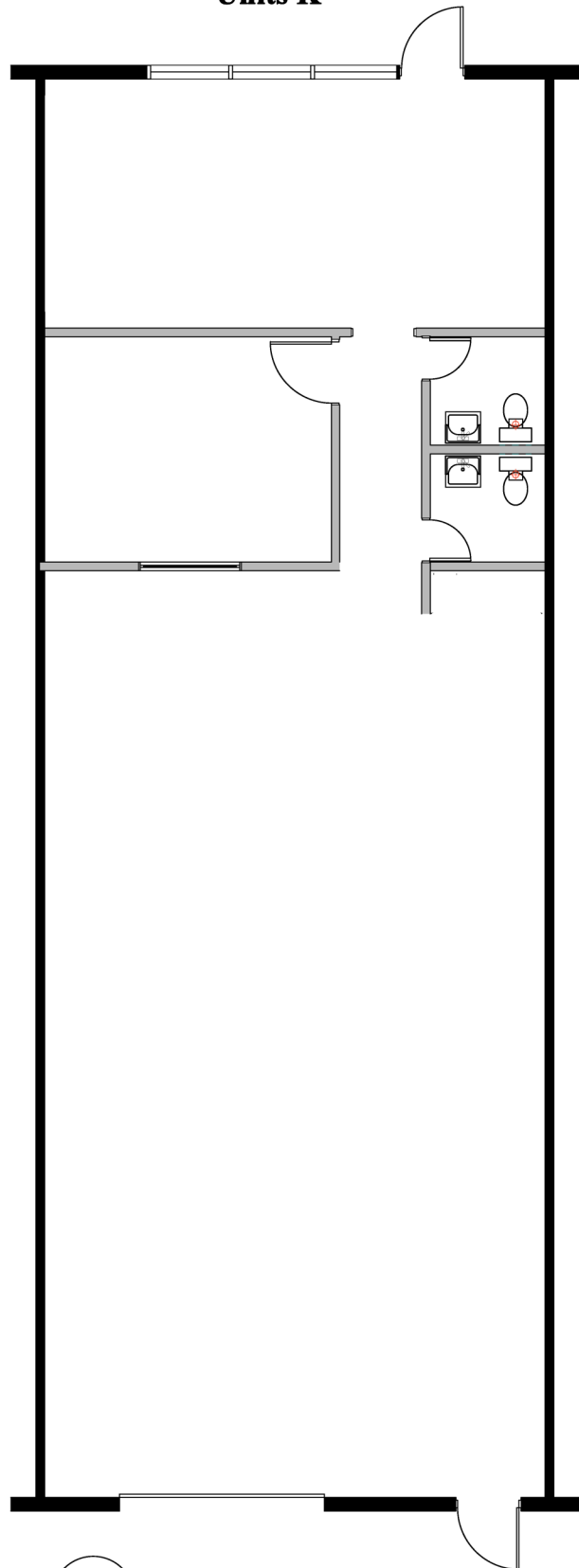
4860 Ironton Street

Brokerage Disclosure



4890 Ironton

Units K



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Floor Plan

Scale: 1/8" = 1'-0"

1,845 sf