



Infill Industrial Building with Fenced Yard

**3955 FOREST STREET
DENVER, COLORADO 80207**

Building Size

8,606 SF

Site Size

0.54 Acres

Sales Price

\$1,935,000

Industrial for Sale

Property Highlights

- Move-in ready condition
- Central location with excellent access to Downtown Denver and major interstate systems
- Fenced yard at the rear of the building
- Fully sprinklered warehouse with 14+ foot clear height, ideal for racking
- 600 amps of power to accommodate a variety of users (to be confirmed)

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3955 FOREST STREET, DENVER, COLORADO 80207

Property Details

Building Size: 8,606 SF	Sprinklered: Yes
Office: 1,890 SF	Site Size: 0.54 Acres
Loading: 2 Dock Doors	Year Built: 1967
Clear Height: 14'6"	Zoning: I-A (General Industrial)
Power: 600 Amp (to be verified)	RE Taxes: \$35,735.74 (2025)

