

4700 YORK STREET

DENVER, CO 80216

1,260 SF STANDALONE BUILDING

FOR SALE | AVAILABLE IMMEDIATELY



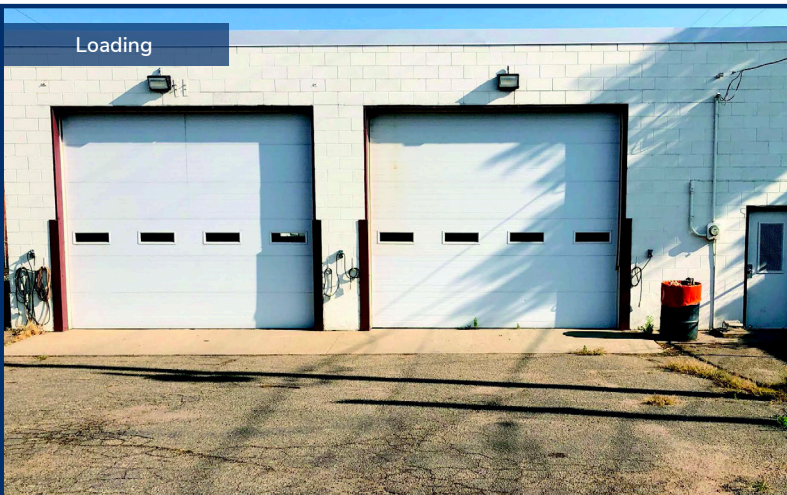
BUILDING SPECIFICATIONS

Address	4700 York Street
Building Size	±1,260 SF
Lot Size	±0.50 Acres
Loading	Two (2) Drive-In Doors (12'x12') (both electrical)
Power	TBV
Zoning	I-MX-3
Asking Price	Contact Broker
City/County	Denver/Denver

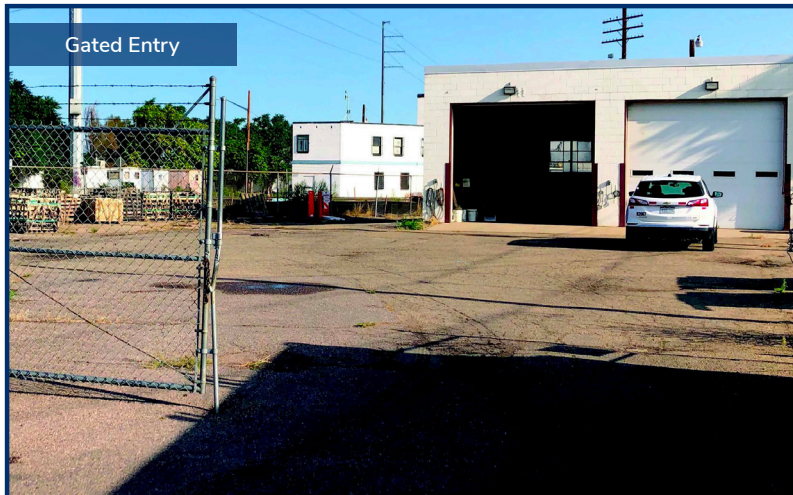
HIGHLIGHTS

- Rare industrial opportunity in central Denver
- Close proximity to all major arterials including I-25, I-70, I-270, I-76 and Highway 36
- Convenient location off I-70 and York St, near the National Western Center Redevelopment
- Fenced-in yard that is fully paved and secured
- Two (2) floor drains in shop area
- One (1) swamp cooler
- Two (2) forced air units
- 40 ft no-build waterline easement in place (refer to site plan)

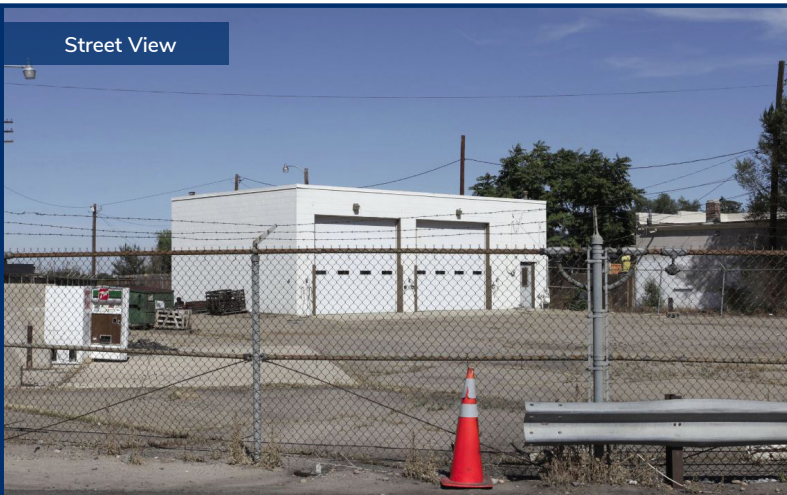
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Gated Entry



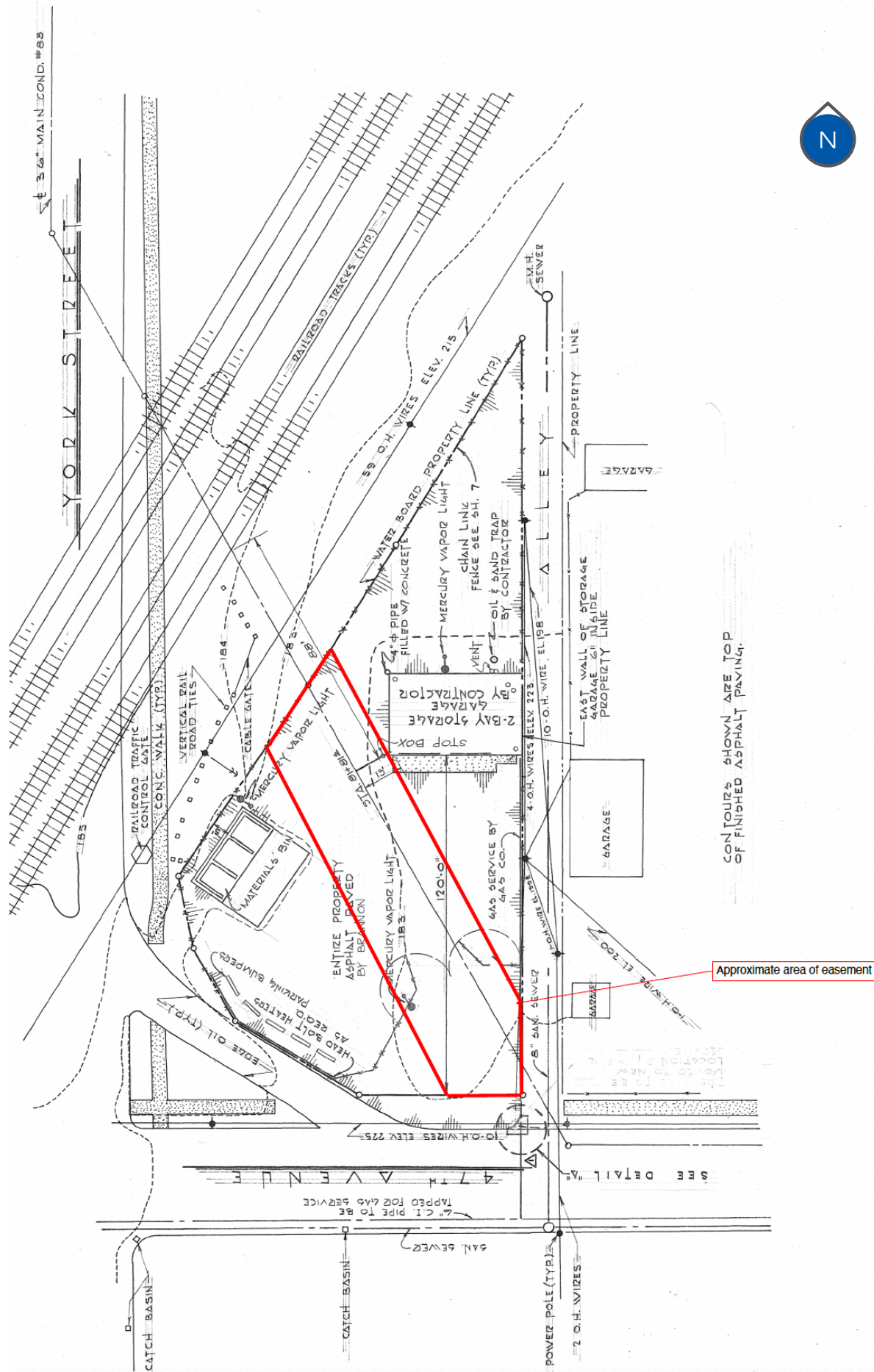
Street View



Building Aerial View



SITE PLAN



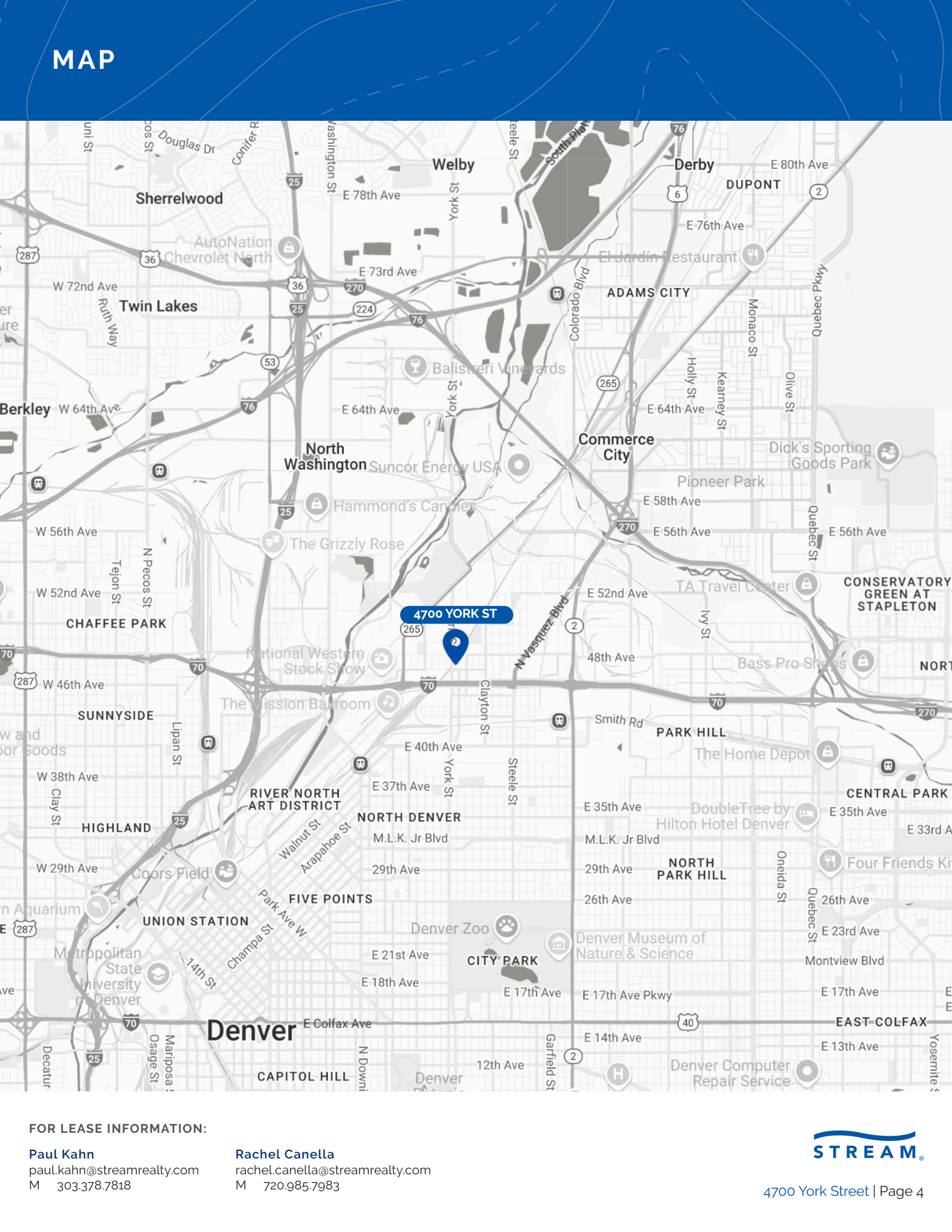
MAP

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