

4700 YORK STREET

DENVER, CO 80216

1,260 SF STANDALONE BUILDING

FOR SALE | AVAILABLE IMMEDIATELY

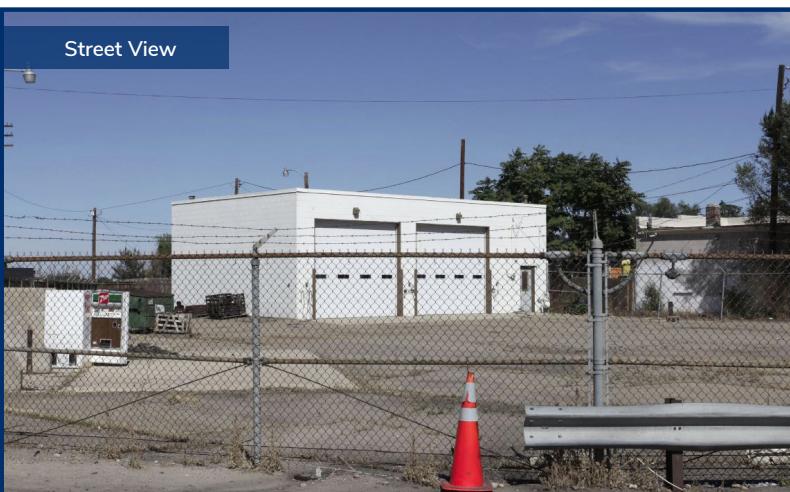
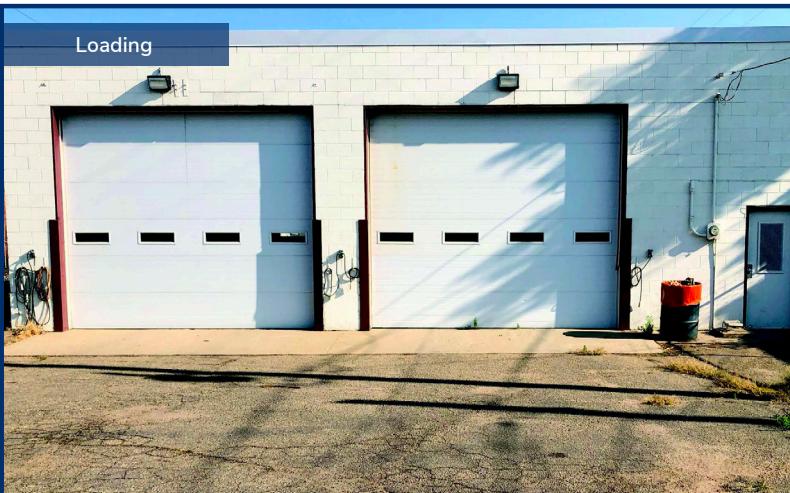


BUILDING SPECIFICATIONS

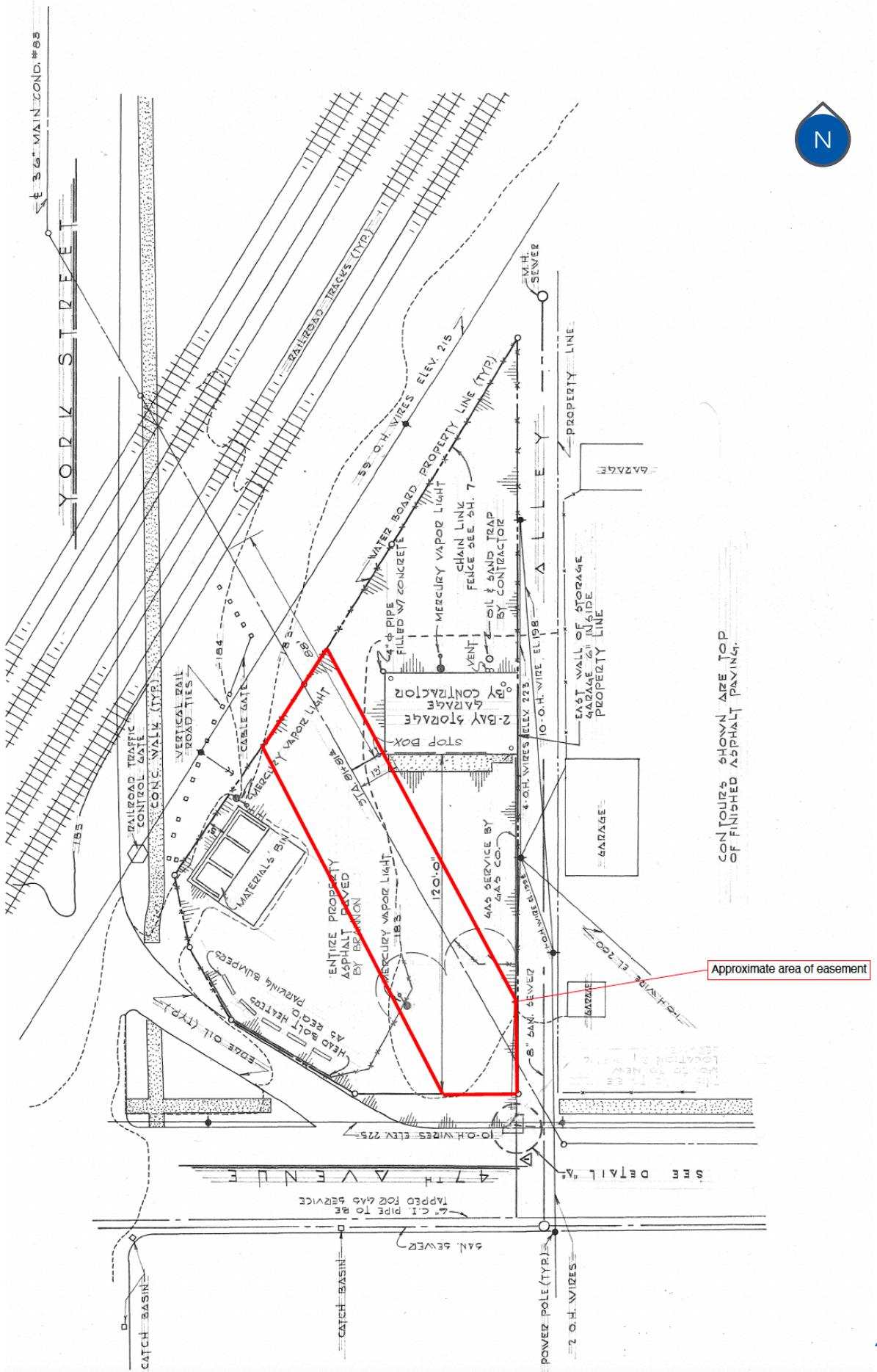
| | |
|----------------------|---|
| Address | 4700 York Street |
| Building Size | ±1,260 SF |
| Lot Size | ±0.50 Acres |
| Loading | Two (2) Drive-In Doors (12'x12') (both electrical) |
| Power | TBV |
| Zoning | I-MX-3 |
| Asking Price | Contact Broker |
| City/County | Denver/Denver |

HIGHLIGHTS

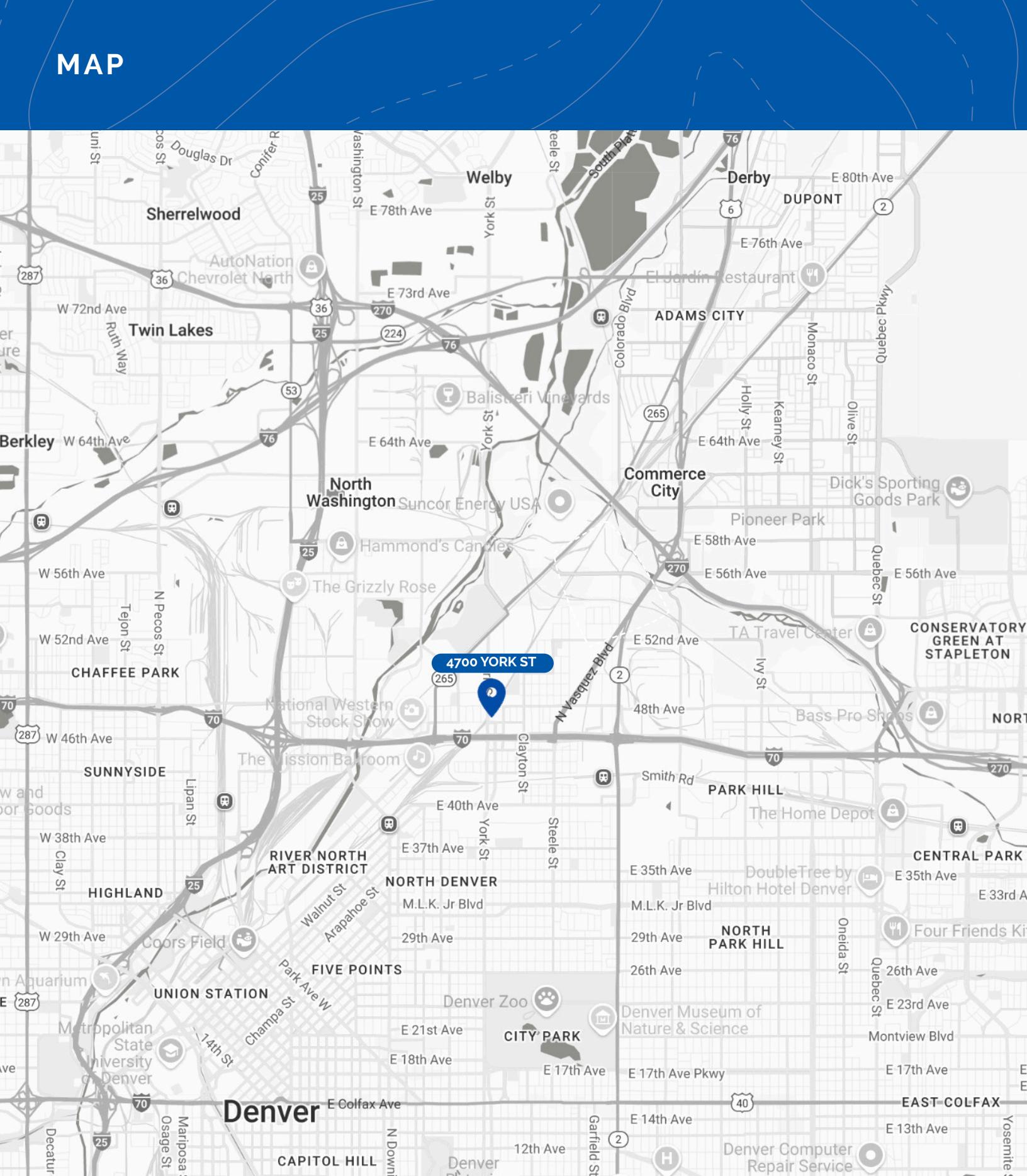
- Rare industrial opportunity in central Denver
- Close proximity to all major arterials including I-25, I-70, I-270, I-76 and Highway 36
- Convenient location off I-70 and York St, near the National Western Center Redevelopment
- Fenced-in yard that is fully paved and secured
- Two (2) floor drains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



SITE PLAN



MAP



FOR LEASE INFORMATION:

Paul Kahn
 paul.kahn@streamrealty.com
 M 303.378.7818

Rachel Canella
 rachel.canella@streamrealty.com
 M 720.985.7983

STREAM®