

# 4780 VASQUEZ BOULEVARD

Denver, CO 80216

**INDUSTRIAL BUILDING W/ LARGE YARD**

50,542 SF FOR LEASE

±7 AC



**FOR LEASE INFORMATION:**

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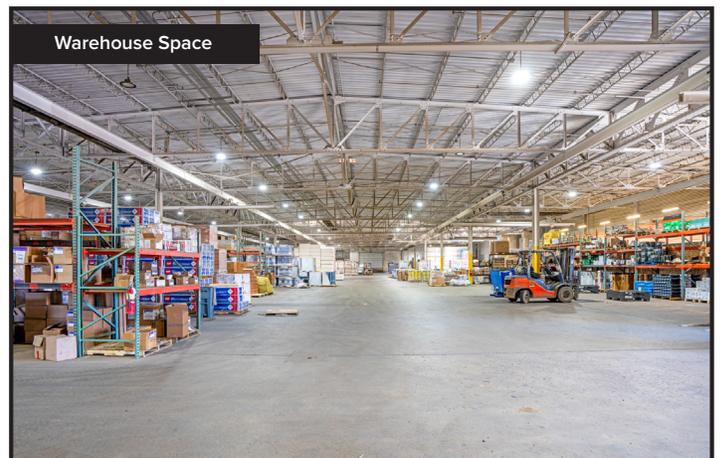
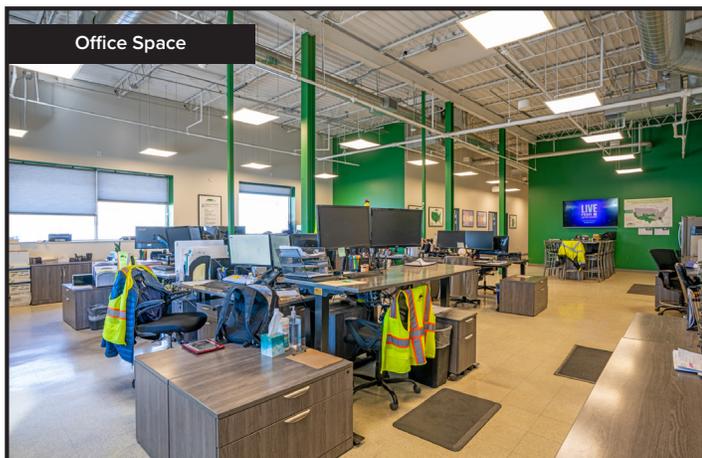
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# BUILDING SPECIFICATIONS

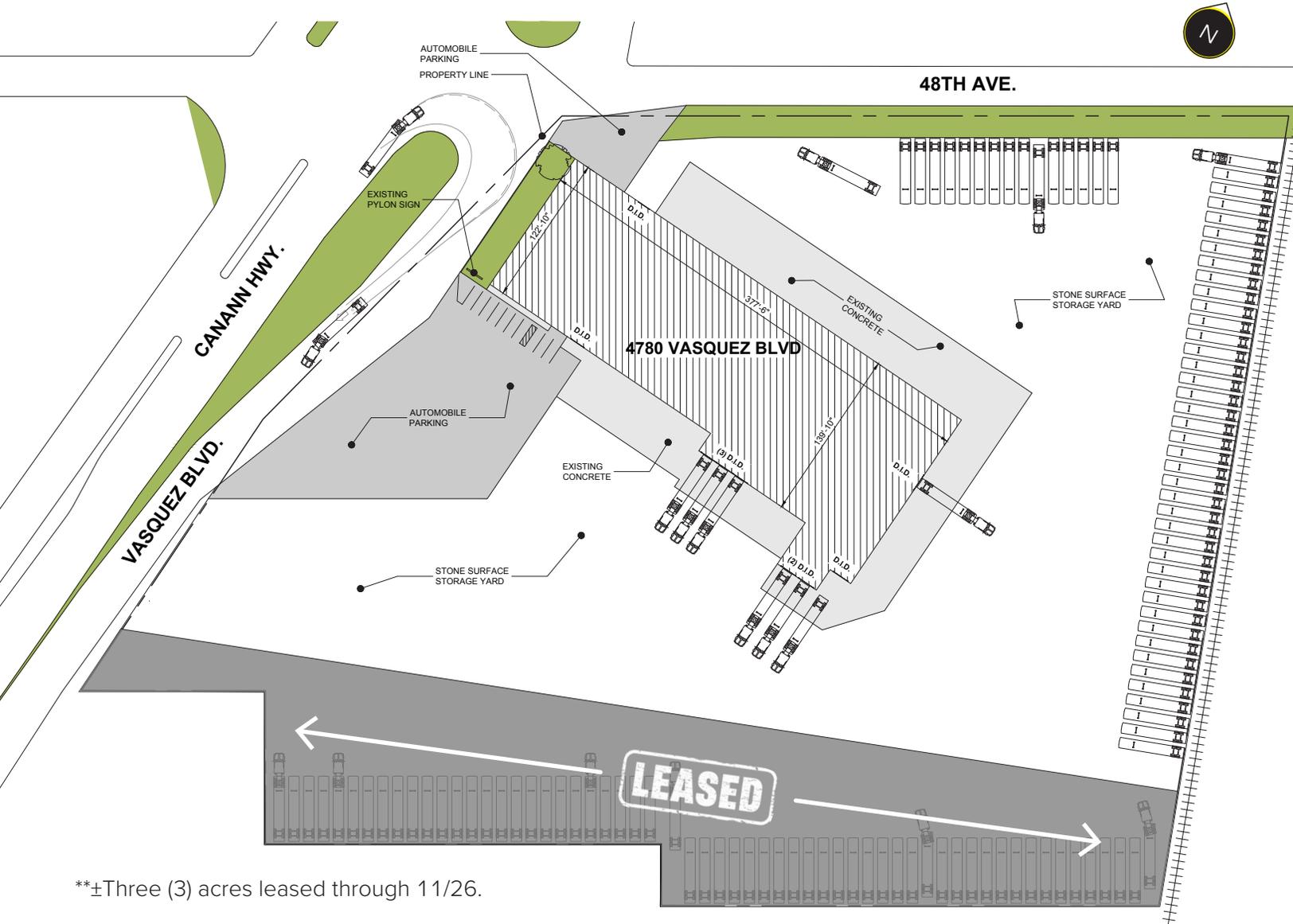
## HIGHLIGHTS

- **50,000 SF industrial building with large yard** zoned for outside storage
- **Over 4,000 SF of Improvements** including new office or office to suit, new roof, exterior building façade, parking lot, overhead doors, and lighting (See Itemized List of Renovations)
- **Ideal central location** on Vasquez Boulevard with immediate access to I-70 & Colorado Boulevard
- **Excellent current and future** arterial ingress and egress
- **Largest available improved outdoor storage yard** and shop/warehouse in the Denver MSA

ADDRESS	4780 Vasquez Boulevard Denver, CO 80216
BUILDING SIZE	±50,542 SF
LOT SIZE	±7.51 AC (10.51 AC total with leased portion)
CLEAR HEIGHT	20'
LOADING	Ten (10) Drive-In Doors Door 1: 16' 10" x 14' Doors 2-4: 12' x 14' Doors 5-7: 14' x 14' Door 8: 18' x 16' Door 9: 16' x 16' Door 10: 8' x 10'
COLUMN SPACING	60' (North to South) 42' (East to West)
ZONING	I-1, UO2
YEAR BUILT/ RENOV.	1947 / 2019
PARKING	Ample
POWER	TBV
ASKING RATE	Contact broker
EXPENSES	±\$3.30/SF Taxes: \$165,235.44 (2025) Ins: \$0.03 (2025)



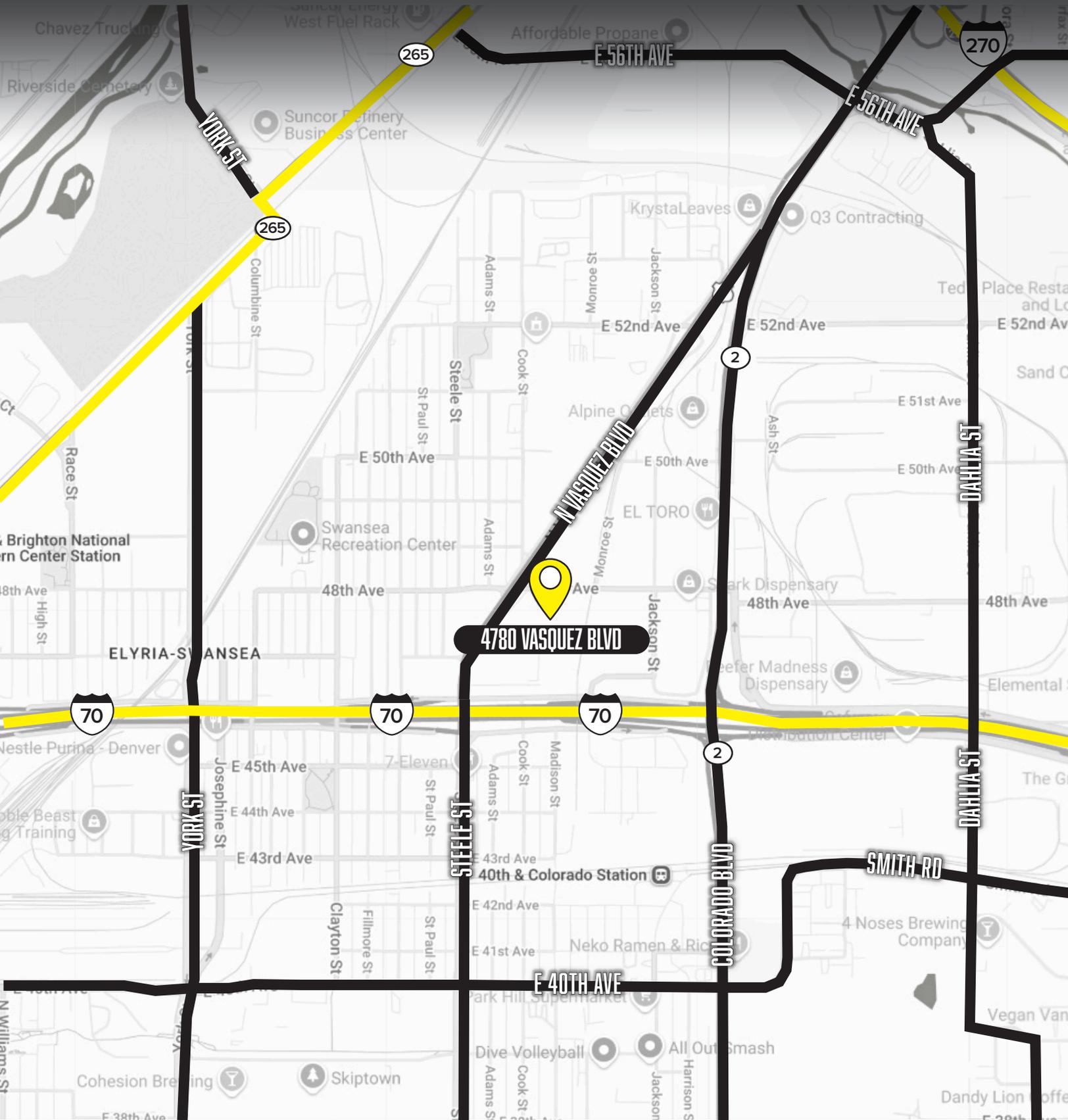
# SITE PLAN



\*\*±Three (3) acres leased through 11/26.



# MAP



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