

FOR SALE OR LEASE

4355 Kearney Street | Denver, CO 80216



- RENOVATIONS COMPLETE
- APPROVED SITE PLAN FOR NEW 206,000 SF 32' CLEAR BUILDING
- CAPITAL AVAILABLE FOR ATTRACTIVE TENANT IMPROVEMENT PACKAGES
- LOW NNN EXPENSES
- FORMER GM PARTS DISTRIBUTION FACILITY
- EXCELLENT I-70 VISIBILITY
- 4" WATER TAP
- INTERIOR ROOF DRAINS
- TAX CREDIT DEBT & EQUITY AVAILABLE
- ENTERPRISE ZONE



Building Size: ±218,750 SF (divisible)
Office Size: ±20,540 SF
Site Size: 8.88 Acres
Loading: 15 Dock High Doors (covered loading area)
Ceiling Height: 15'6" – 18'6" (subject to verification)
Zoning: I-2
Electrical: 1,400 Amps, 3 - 167 KVA Transformers (additional power can be added)
Rail: Interior Rail Service
RE Taxes: \$93,254.45 (2008)
Expenses: \$0.80/SF Per Year
Lease Rate: TBD
Sale Price: TBD

Comments:

- 800 Feet of I-70 Frontage
- Prime infill Denver location with great highway access
- Large fenced storage area ideal for trailers
- Wet sprinkler system
- Fenced and secure site
- Large monument and building signage available

For Information Contact:

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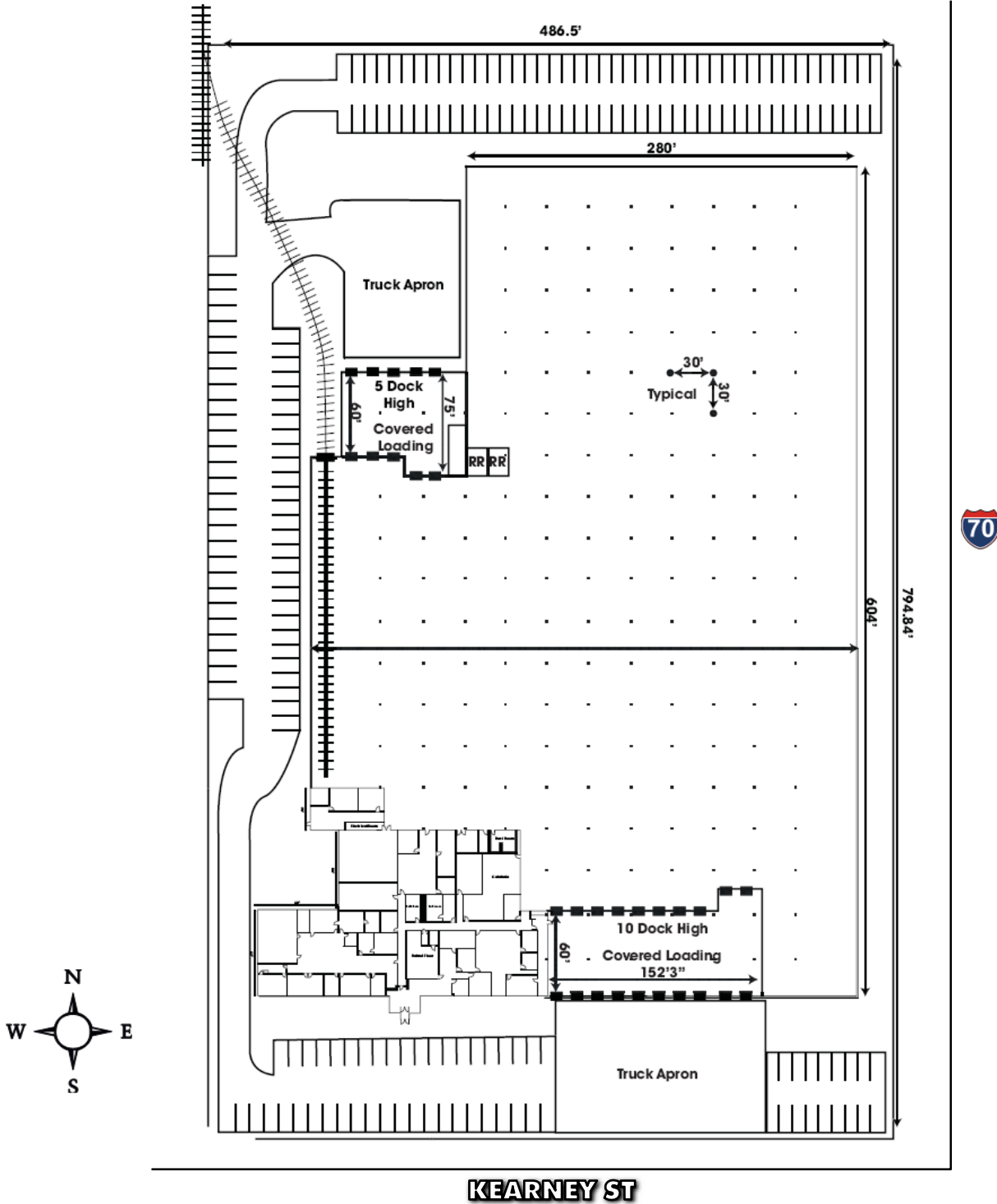
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