

# FOR SUBLEASE

4770 Ivy Street  
Denver, CO 80216



## UNIT 1

**Warehouse :** 23,145 SF  
**Office:** 1,737 SF  
**2-Bay Shop:** 1,648 SF  
**TOTAL:** **26,530 SF**

**Yard Size:** 1.0 Acre

**Zoning:** I-2

**Loading:** 3 Dock High Doors  
2 Drive Ins

**Clearance:** 20'-26'

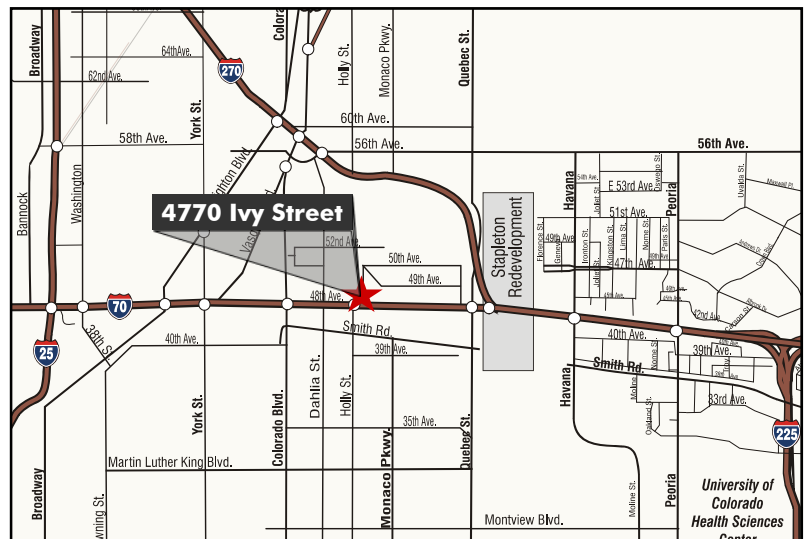
**Power:** 300 Amps, 3 Phase  
(To be verified by electrician)

**Sprinkler:** ESFR

**Rental Rate: \$4.00/SF NNN**

### **Features:**

- Fenced Yard
- I-2 Zoning
- Truck Shop
- New Roof, New Paint and New Lights!
- New ESFR



For Additional Information Contact:  
**Scott Patterson**  
**(303) 892-0121**  
**scott@ringsbyrealty.com**

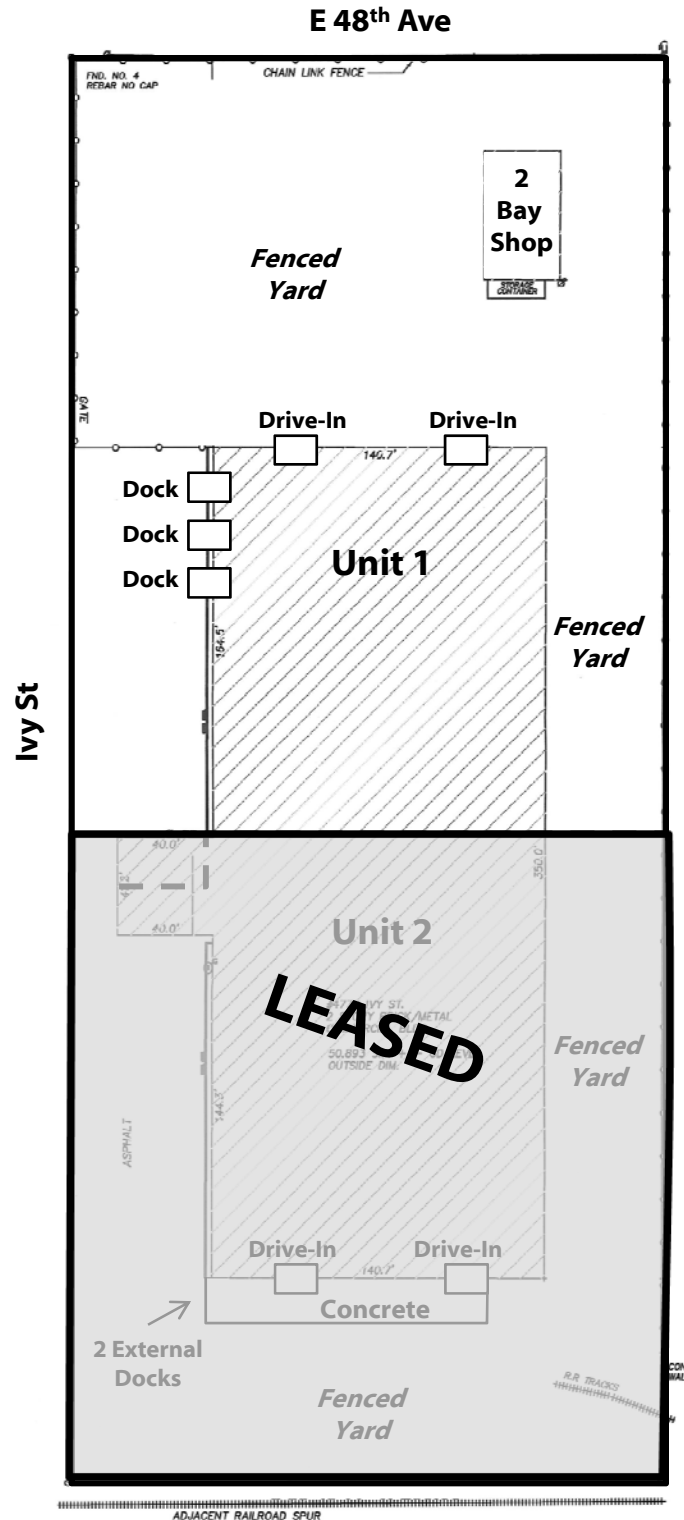
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## **RINGSBY REALTY CORPORATION**

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## SITE PLAN



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