

FOR LEASE

Freeway Industrial Center

4744 Forest Street, Unit Q / Denver, Colorado 80216



Distribution/Warehouse/Manufacturing For Lease

Lease Rate: Negotiable

Available: June 1, 2022

Property Features

Available Size	25,773 SF
Location	I-70 and Holly Street
Office Size	229 SF (Possible to build-out additional office space)
Loading	3 Dock-high doors (10' x 10') 2 Rail doors
Clear Height	22'
Zoning	I-B, UO-2
YOC	1972
City/County	Denver/Denver
Sprinklered	ESFR
Rail	Denver Rock Island
Rate	Negotiable
Est. Expenses	\$2.33/SF (2022 Est.)



Property Highlights

- Easy access to I-70 and I-270
- ESFR Fire sprinklers
- Proximity to Northfield and Stapleton retail amenities

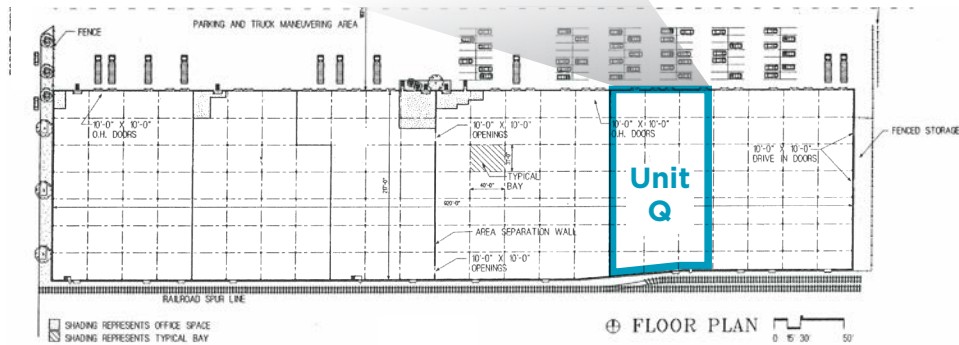
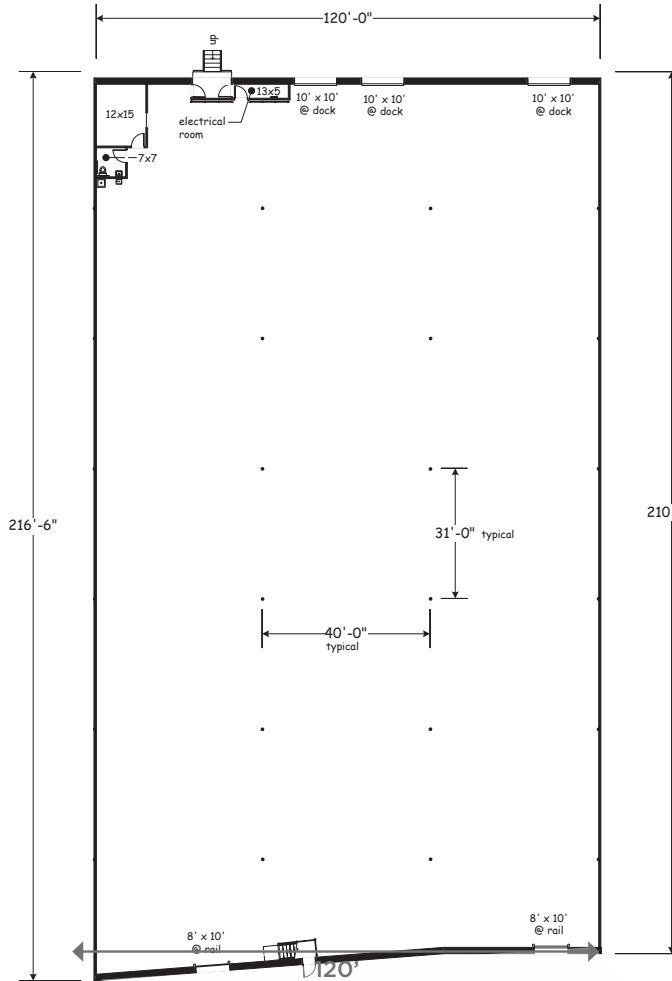


Property owned by St. Paul Fire and Marine Insurance Company
a wholly owned subsidiary of the Travelers Companies, Inc.

FOR LEASE

Freeway Industrial Center

4744 Forest Street, Unit Q / Denver, Colorado 80216



For more information, please contact:

Joe Krahn
Director
+1 303 312 4231
joe.krahn@cushwake.com



1401 Lawrence Street, Suite 1100
Denver, Colorado 80202

T +1 303 292 3700
F +1 303 534 8270

cushmanwakefield.com