

FOR LEASE

4454 York Street

Denver, Colorado 80216

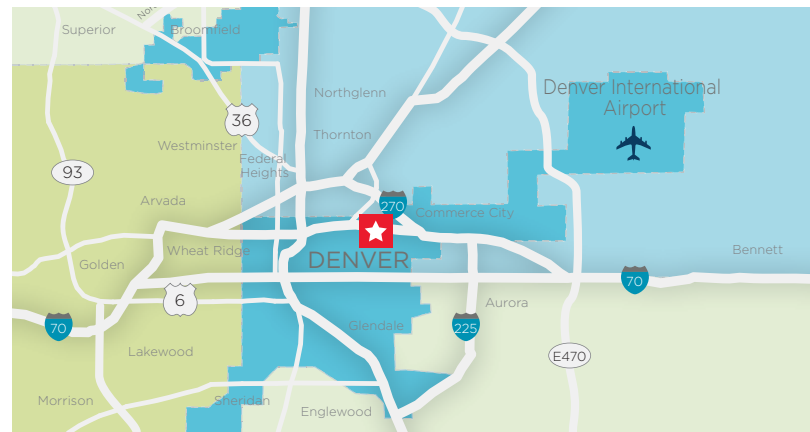


Industrial Warehouse For Lease

Lease Rate: \$3,600.00/Month NNN

Property Features

Available	±5,400 SF (Final square footage to be verified)
Office Size	None, but can build-to-suit
Restrooms	Two (2) ADA
Year Built	1952
Clear Height	14'
Loading	One (1) drive-in door
Ample Power	3-Phase, 277/480 volts, 800 amps (To be verified)
Zoning	I-A, UO-2 (Denver County)
NNN Expenses	\$1.87/SF (Estimated 2018)



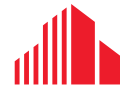
Property Highlights

- Immediate proximity and access to I-70
- Close proximity to downtown, the RiNo neighborhood and the light rail station at 40th and Colorado
- Heavy power

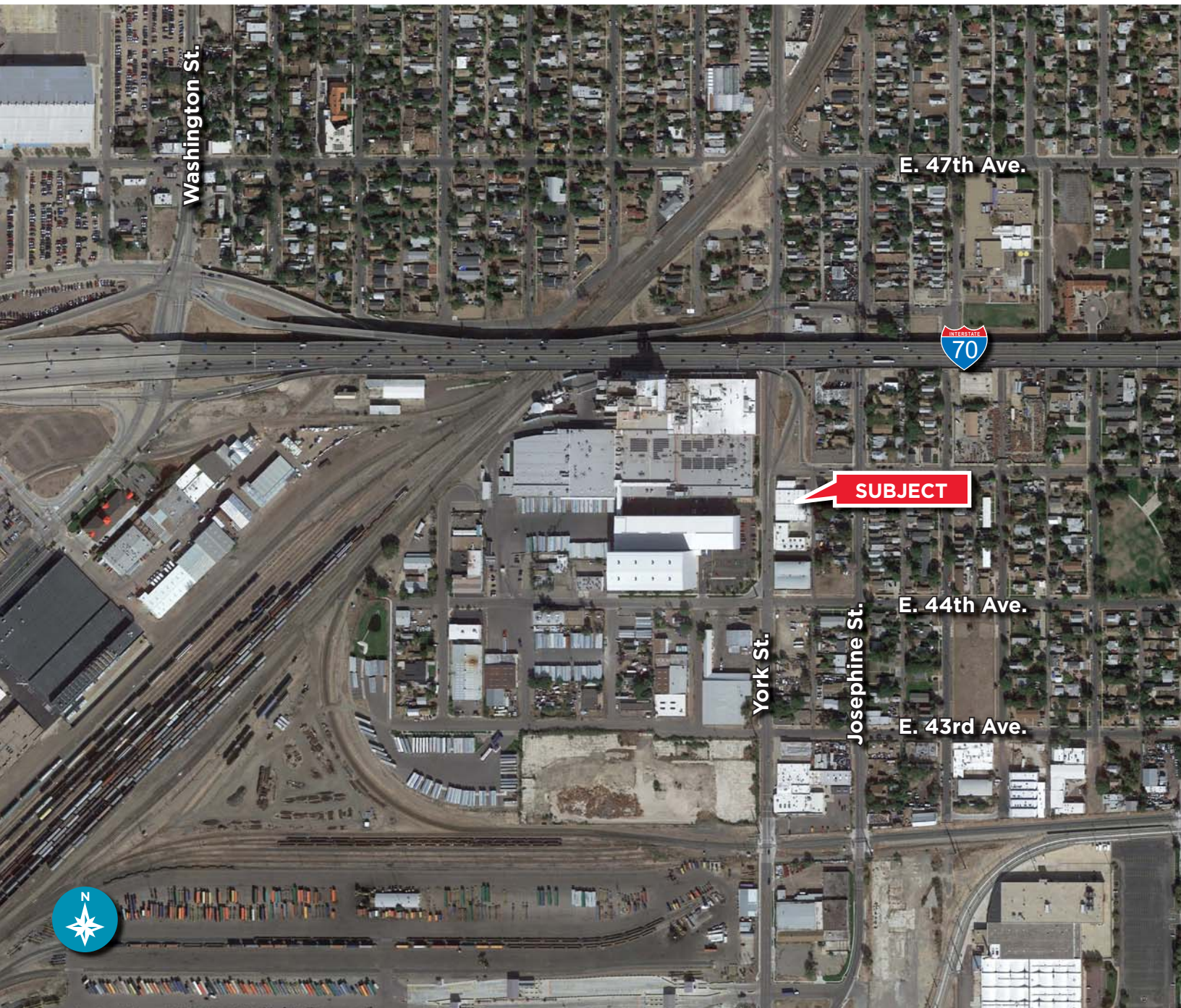
FOR LEASE

4454 York Street

Denver, Colorado 80216



CUSHMAN &
WAKEFIELD



For more information, please contact:

Joe Krahn
Senior Associate
+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