

3990 FOX STREET

DENVER, CO 80216

Gruber Commercial Real Estate, Inc | 209 Kalamath Street #9, Denver, CO 80223 | 720-490-1442



FOR LEASE

Freestanding 4,608/SF Industrial or Retail Building

BUILDING SIZE: 4,608/SF

PROPERTY HIGHLIGHTS

- Freestanding
- Clear span
- Small fenced yard/loading area
- Easy access to I-25 and I-70
- 3 Minutes to Downtown Denver
- Twin-T construction
- Located with an Enterprise Zone
- HUB Zone qualified location
- Across street from 41st & Fox Street Station on the RTD Gold Line: rtd-fastracks.com/gL_1



LEASE RATE
\$15.00 NNN

Russell Gruber

Industrial Specialist / Owner

720-490-1442

russell@grubercre.com

Gruber
COMMERCIAL REAL ESTATE

grubercommercial.com

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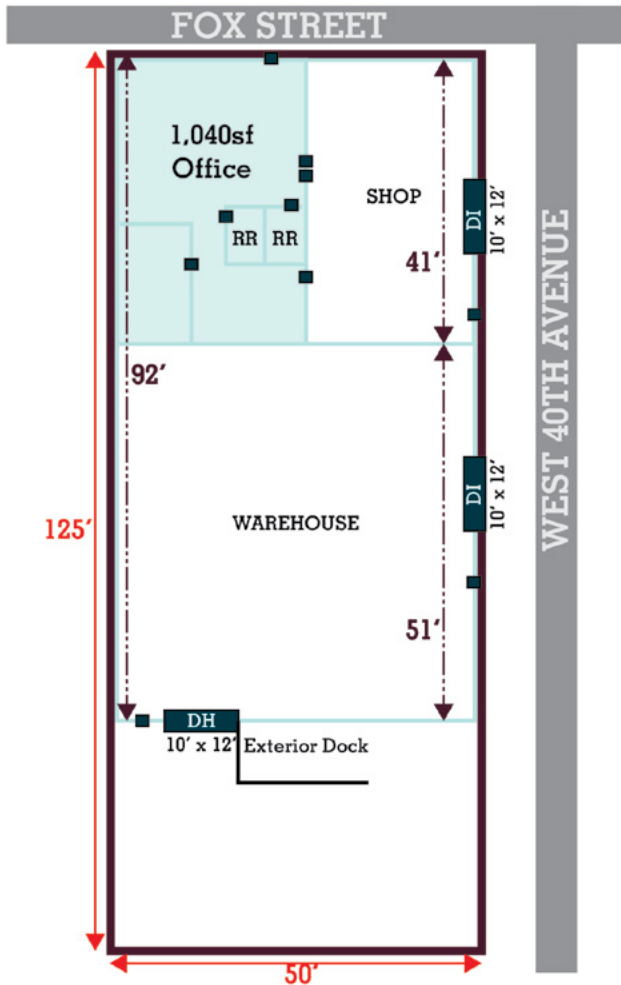
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PROPERTY DETAILS

- **Building Size:** 4,608/SF
- **City/County:** Denver
- **Loading:** 2 drive-in doors and 1 dock well
- **Site Size:** 6,250/SF
- **Taxes:** \$21,283.86 (2023)
- **Lease Rate:** \$15.00 NNN
- **Office Size:** 1,040/SF (A/C & Heat)
- **Clear Height:** 14'ft
- **Power:** 200amps, 240v, 3-phase (to be verified)
- **NNN estimate:** \$5.00/SF
- **YOC:** 1973
- **Heat:** Gas Forced
- **Zoning:** I-A

FLOOR PLAN



AERIAL VIEWS



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