Gruber Commercial Real Estate, Inc. | 209 Kalamath Street, #9 Denver, CO 80223 | (720) 320-0366 | grubercommercial.com



3999 Holly Street, Unit #10, Denver, CO

Warehouse/Distribution Space | Available For Lease

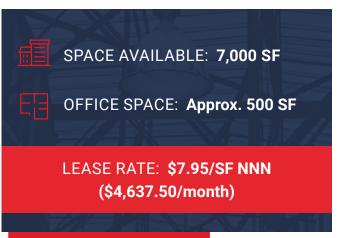
FOR LEASE

PROPERTY HIGHLIGHTS

- Easy access to I-70
- New energy efficient roof (2022)
- One block from Denver Police Station
- Dock and Drive-In Loading
- Available: Q1 2023

For More Information, Contact:

Steve Fletcher | *Industrial Specialist* (720) 320-0366 steve@grubercre.com





PROPERTY DETAILS

- Space Available: 7,000 SF
- Office Size: Approx. 500 SF
- Lease Rate: \$7.95/SF (\$4,637.50/month)

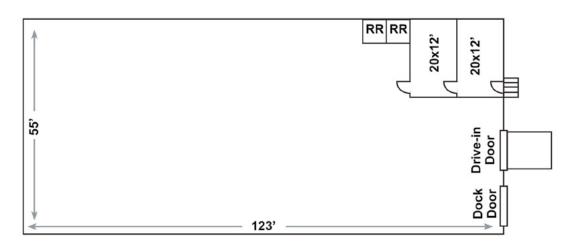
 Expenses: \$3.39/SF (\$1977.50/month)

- Ceiling Height: 20'
- Parking: 6 spaces

Zoning: I-A

 Loading: 1 Dock Door, 1 Drive-in Door

FLOOR PLAN



AERIAL VIEW



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