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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



SPACE AVAILABLE: 7,000 SF



OFFICE SPACE: Approx. 500 SF

LEASE RATE: \$7.95/SF NNN
(\$4,637.50/month)

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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