



## 3999 Holly Street, Unit #14, Denver, CO

Warehouse/Distribution Space for Lease

### FOR LEASE

#### PROPERTY HIGHLIGHTS

- Easy access to I-70 & Downtown Denver
- Well maintained property with local management
- One block from Denver Police Station
- New energy efficient roof (2023)
- New heaters in warehouse
- New RTU for office heating and cooling



SPACE AVAILABLE:  
10,324/SF

LEASE PRICE:  
CALL BROKER FOR PRICING

For More Information, Contact:

**Steve Fletcher** | *Industrial Specialist*

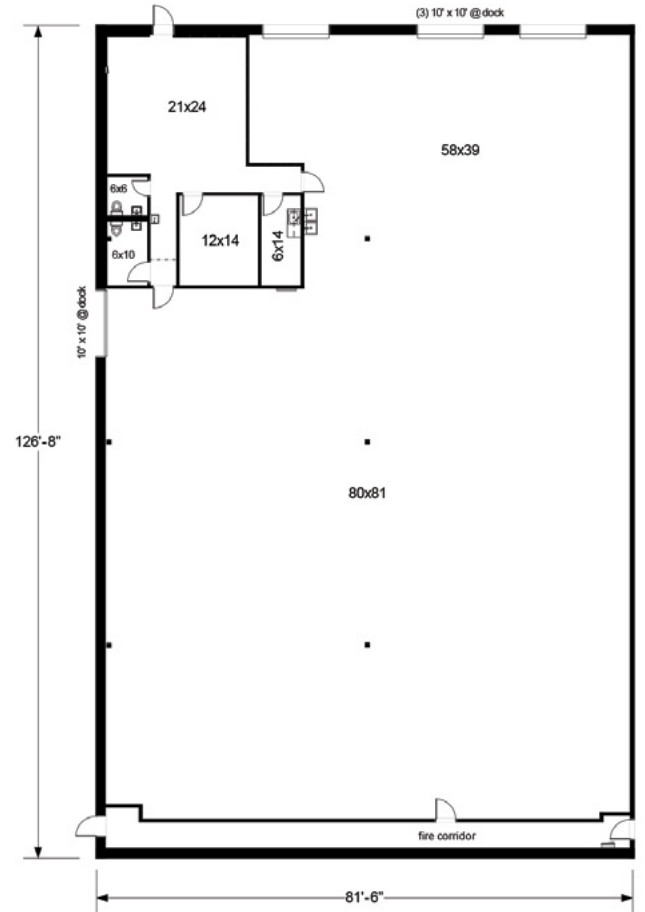
(720) 320-0366

steve@grubercre.com

## PROPERTY DETAILS

- **Space Available:** 10,324/SF
- **Office Space:** 1,100/SF
- **Expenses:** \$5.12/SF
- **Ceiling Height:** 20'ft
- **Zoning:** I-A
- **Construction:** Concrete Twin T
- **Loading:** 3 Dock Doors, 1 with Leveler

## FLOOR PLAN



## AERIAL



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