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## 4010 Holly Street, Unit #1, Denver, CO

Warehouse/Distribution Space for Lease

### FOR LEASE

#### PROPERTY HIGHLIGHTS

- Easy access to I-70
- Well maintained property with local management
- One block from Denver Police Station
- Fire Sprinkler



SPACE AVAILABLE:  
10,000 SF



OFFICE SPACE:  
1,920 SF

LEASE RATE: \$7.75/SF NNN

For More Information, Contact:

**Steve Fletcher** | *Industrial Specialist*

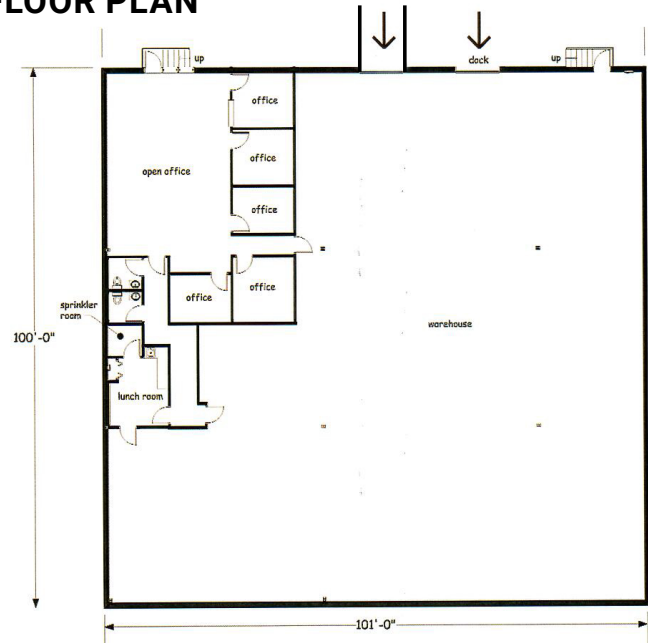
(720) 320-0366

Steve@grubercre.com

## PROPERTY DETAILS

- **Space Available:** 10,000 SF
- **Office Space:** 1,920 SF
- **Lease Rate:** \$7.75/SF NNN
- **Expenses:** \$4.83/SF (2025)
- **Ceiling Height:** 18'
- **Zoning:** I-A, UO-2
- **Loading:** 1 Dock Door, 1 Drive-In Door

## FLOOR PLAN



## AERIAL



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