



## 4010 Holly Street, Unit #6, 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
- Fire Sprinkler
- Dock and Drive-In loading



SPACE AVAILABLE:  
8,000/SF

LEASE PRICE:  
\$8.25/SF NNN

For More Information, Contact:

Steve Fletcher | *Industrial Specialist*

(720) 320-0366

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## PROPERTY DETAILS

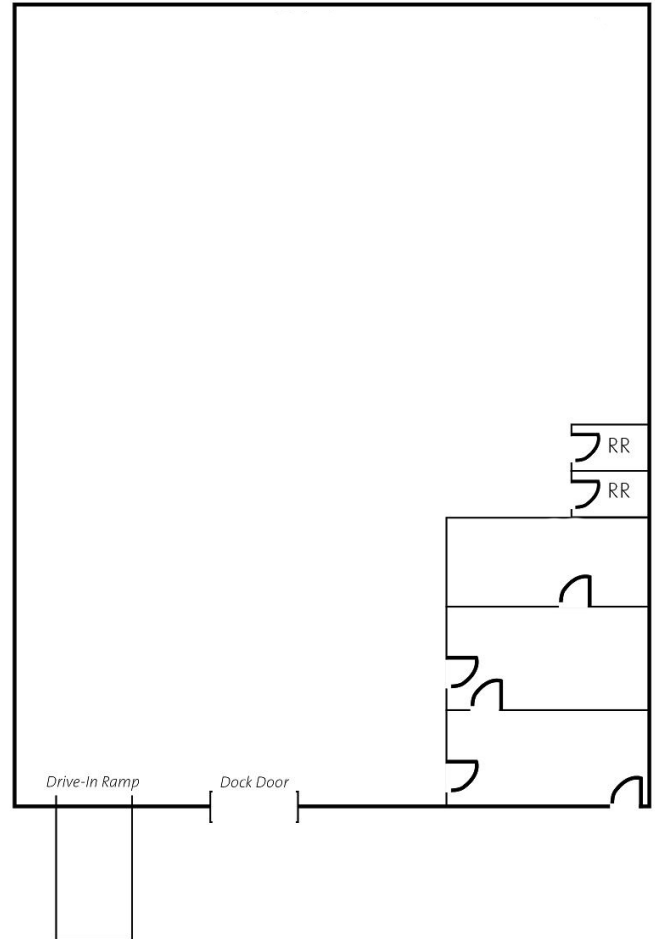
- Space Available: 8,000/SF
- Office Space: 525/SF
- Expenses: \$4.74/SF (2024)
- Ceiling Height: 18'
- Zoning: I-A
- Sprinkler: Yes
- Construction: Concrete Twin T
- Loading: 1 Dock Door, 1 Drive-In Door



## AERIAL



## FLOOR PLAN



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