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## 4010 Holly Street, Unit #16, Denver, CO

Warehouse/Distribution Space | Available For Lease

### FOR LEASE

#### PROPERTY HIGHLIGHTS

- Small fenced yard area
- Easy access to I-70
- Well maintained property with local management
- One block from Denver Police Station
- Dock and grade-level loading



SPACE AVAILABLE:  
17,000 SF



OFFICE SPACE:  
1,652 SF

LEASE RATE: \$6.50/SF NNN

For More Information, Contact:

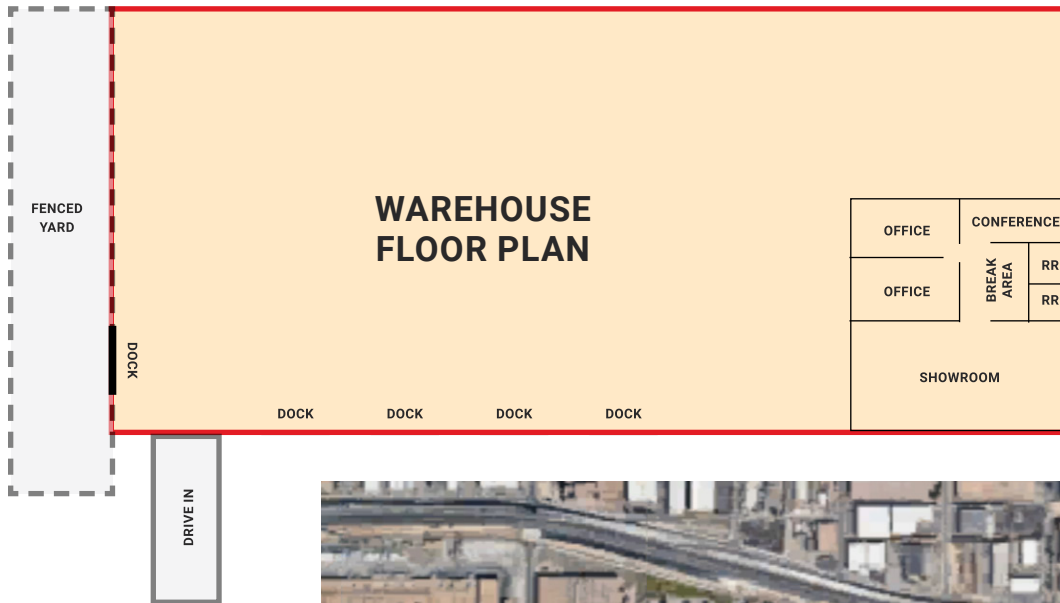
**Steve Fletcher** | *Industrial Specialist*

(720) 320-0366

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## PROPERTY DETAILS

- **Space Available:** 17,000 SF
- **Office Size:** 1,652 SF
- **Lease Rate:** \$6.50/SF NNN
- **Expenses:** \$4.83/SF (2025)
- **Ceiling Height:** 18'
- **Zoning:** I-A, UO-2
- **Sprinkler:** Yes
- **Loading:** 5 dock doors, 1 drive-in door



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