



4040 Holly Street, Unit #1, Denver, CO

Warehouse/Distribution Space | Available For Lease

FOR LEASE

PROPERTY HIGHLIGHTS

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



SPACE AVAILABLE:
6,030 SF



OFFICE SPACE:
900 SF

LEASE RATE: **\$7.50/SF NNN**

For More Information, Contact:

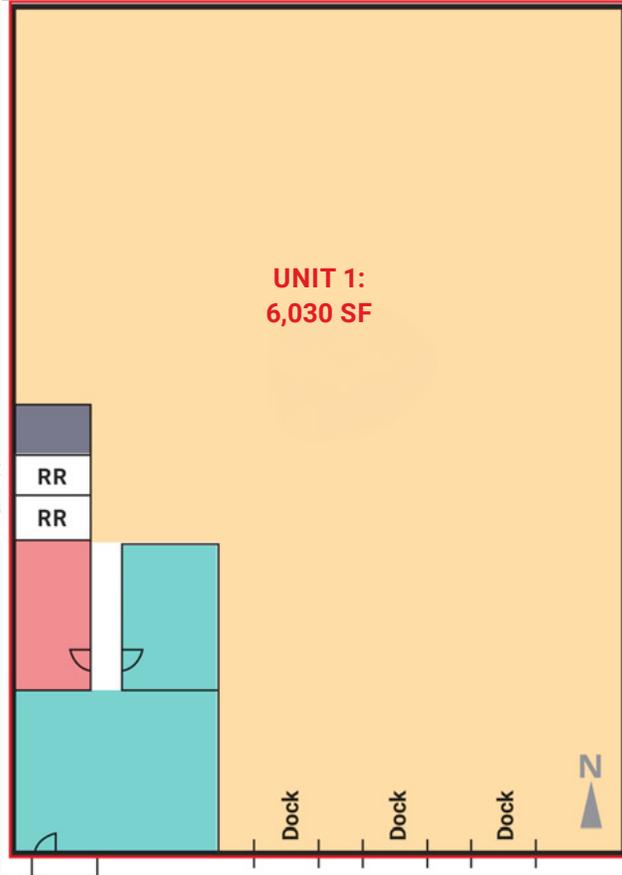
Steve Fletcher | *Industrial Specialist*

(720) 320-0366

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PROPERTY DETAILS

- **Space Available:** 6,030 SF
- **Office Size:** 900 SF
- **Lease Rate:** \$7.50/SF NNN
- **Expenses:** \$4.81/SF (2026)
- **Ceiling Height:** 19'
- **Zoning:** I-A, UO-2
- **Loading:** 3 dock doors



KEY

-  Distribution/Warehouse
-  Office
-  Storage
-  Breakroom



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