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## 4040 Holly Street, Unit #18, 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:  
4,800 SF



OFFICE SPACE:  
620 SF

LEASE RATE: \$7.95/SF NNN

For More Information, Contact:

Steve Fletcher | *Industrial Specialist*

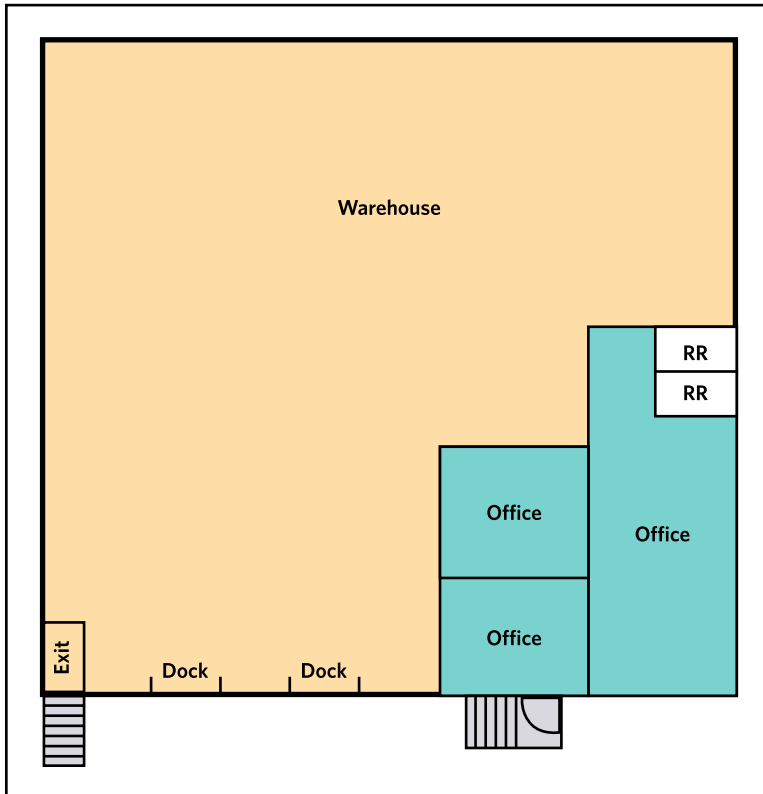
(720) 320-0366

steve@grubercre.com



## PROPERTY DETAILS

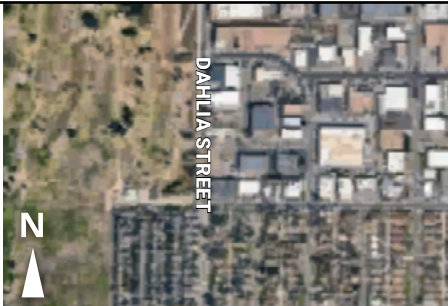
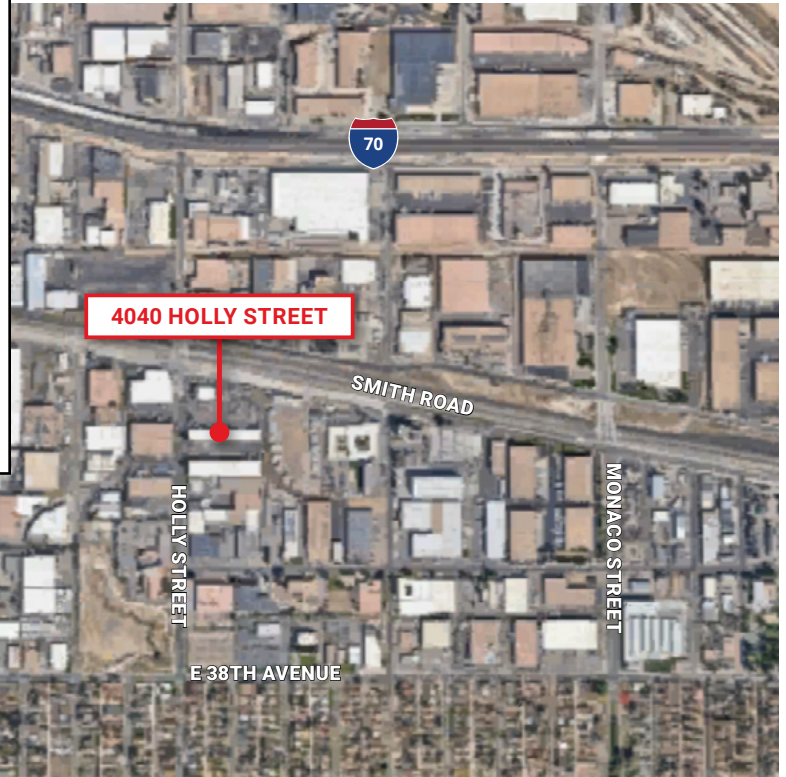
- **Space Available:** 4,800 SF
- **Office Size:** 620 SF
- **Lease Rate:** \$7.50/SF NNN
- **Expenses:** \$4.81/SF (2026)
- **Ceiling Height:** 18'
- **Zoning:** I-A, UO-2
- **Loading:** 2 dock doors

### UNIT 18: 4,800 SF



#### KEY

-  Distribution/Warehouse
-  Office



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