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4040 Holly Street, Unit #20, 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:
12,000 SF



OFFICE SPACE:
760 SF

LEASE RATE: \$5.95/SF NNN

For More Information, Contact:

Steve Fletcher | *Industrial Specialist*

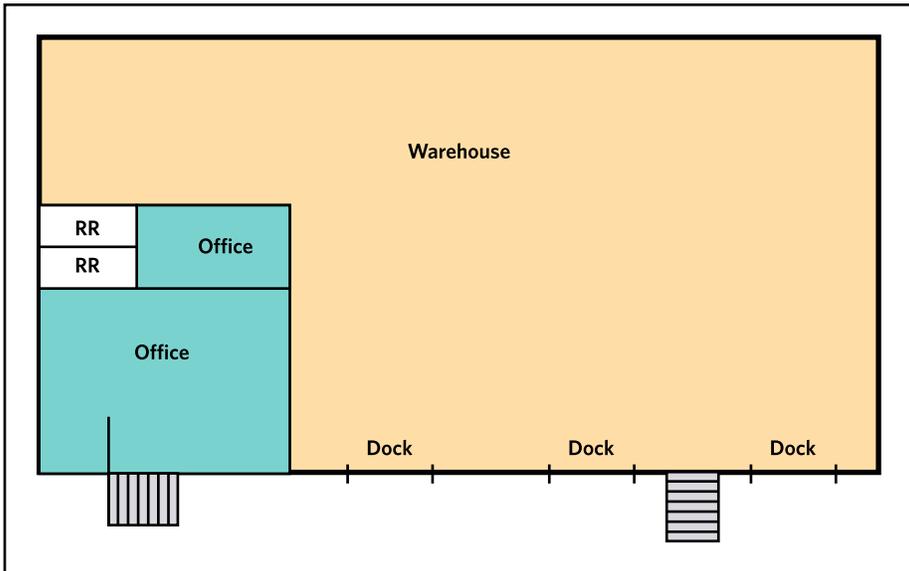
(720) 320-0366

steve@grubercre.com

PROPERTY DETAILS

- **Space Available:** 12,000 SF
- **Office Size:** 760 SF
- **Lease Rate:** \$5.95/SF NNN
- **Expenses:** \$4.81/SF (2026)
- **Ceiling Height:** 18'
- **Zoning:** I-A, UO-2
- **Loading:** 3 dock doors

UNIT 20: 12,000 SF



KEY

-  Distribution/Warehouse
-  Office



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