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4105 Holly Street, Unit #3, Denver, CO

Warehouse/Distribution Space | Available For Lease

FOR LEASE

PROPERTY HIGHLIGHTS

- Remodeled unit
- Easy access to I-70
- Well maintained property with local management
- One block from Denver Police Station
- Dock and grade-level loading
- **Available: May 1, 2022**



SPACE AVAILABLE:
15,010 SF



OFFICE SPACE:
1,806 SF

LEASE RATE: \$7.50/SF NNN

For More Information, Contact:

Steve Fletcher | *Industrial Specialist*

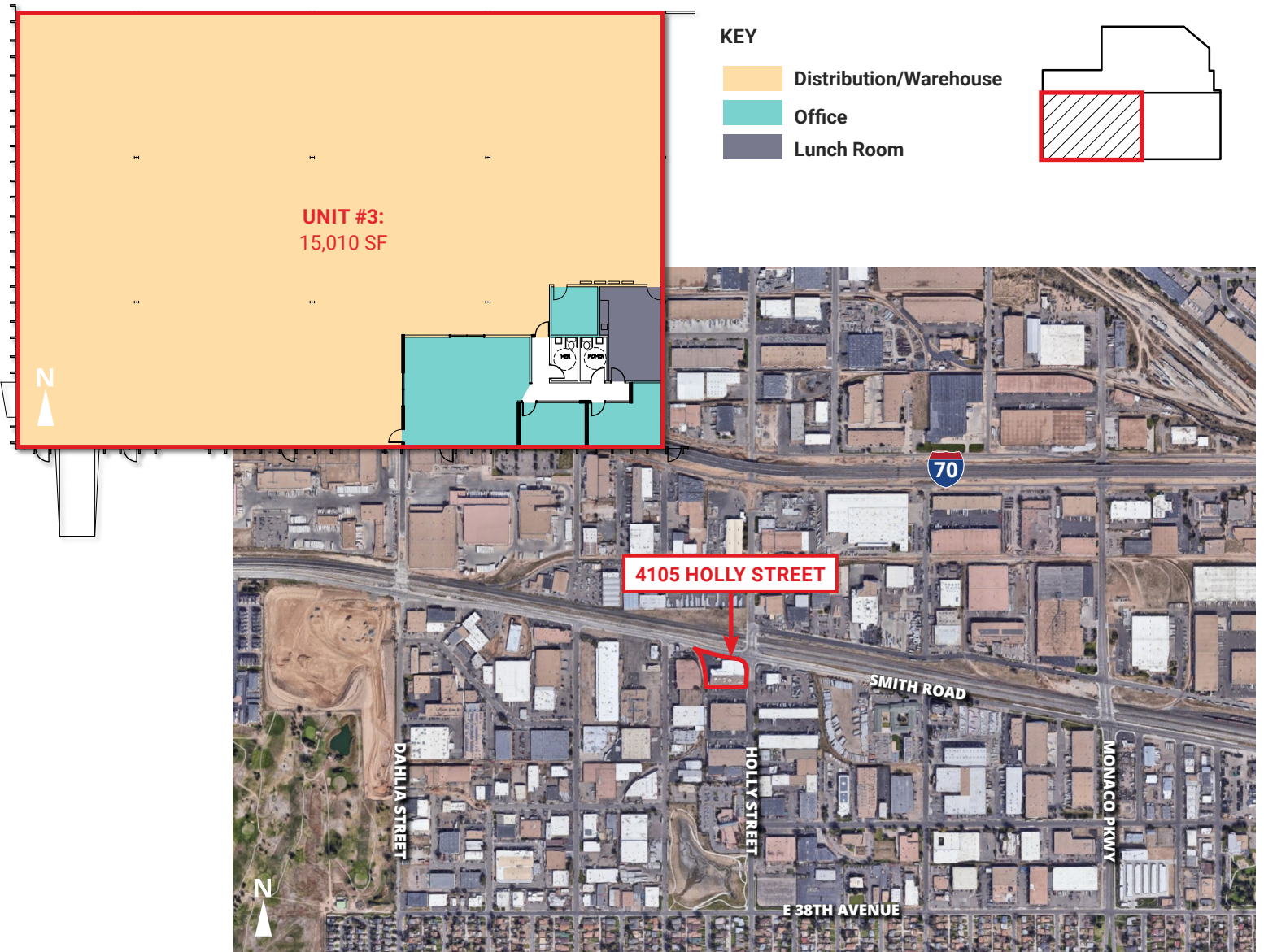
(720) 320-0366

steve@grubercre.com

PROPERTY DETAILS

- Space Available: 15,010 SF
- Office Size: 1,806 SF
- Lease Rate: \$7.50/SF NNN
- Expenses: \$3.35/SF (2022 est.)
- Ceiling Height: 20'
- Zoning: I-A, UO-2
- Sprinkler: Yes
- Loading: 1 dock door, 1 drive-in door

FLOOR PLAN



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