



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





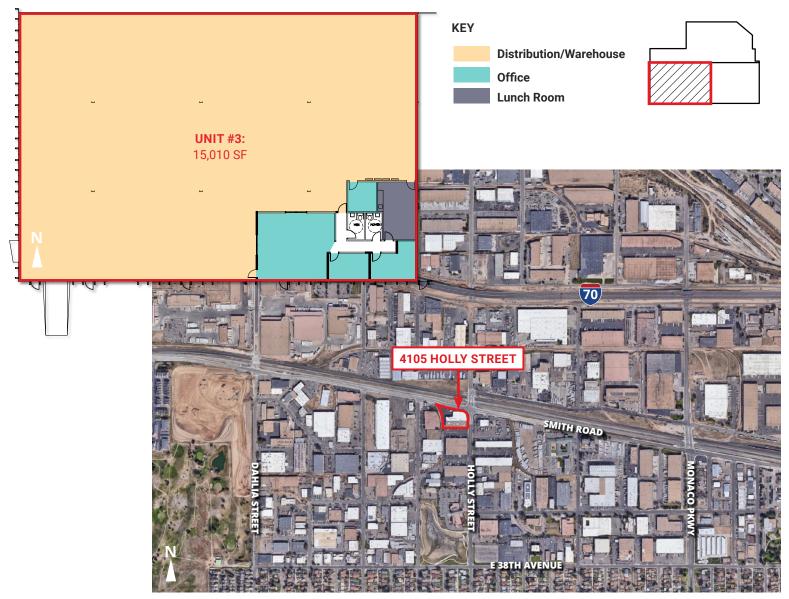
For More Information, Contact:

Steve Fletcher | *Industrial Specialist* (720) 320-0366 steve@grubercre.com Gruber Commercial Real Estate, Inc. | 209 Kalamath Street, #7 Denver, CO 80223 | (720) 320-0366 | grubercommercial.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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