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PRICE REDUCED!

## 4105 Holly Street, Unit #1, Denver, CO

Warehouse/Distribution Space | Available For Lease

### FOR LEASE

#### PROPERTY HIGHLIGHTS

- New energy efficient roof and additional energy efficient upgrades
- Large truck court/loading area
- Easy access to I-70
- Well maintained property with local management
- One block from Denver Police Station



SPACE AVAILABLE:  
**18,605 SF**



OFFICE SPACE:  
**2,465 SF**

LEASE RATE: **\$4.95 NNN**

For More Information, Contact:

**Steve Fletcher** | *Industrial Specialist*

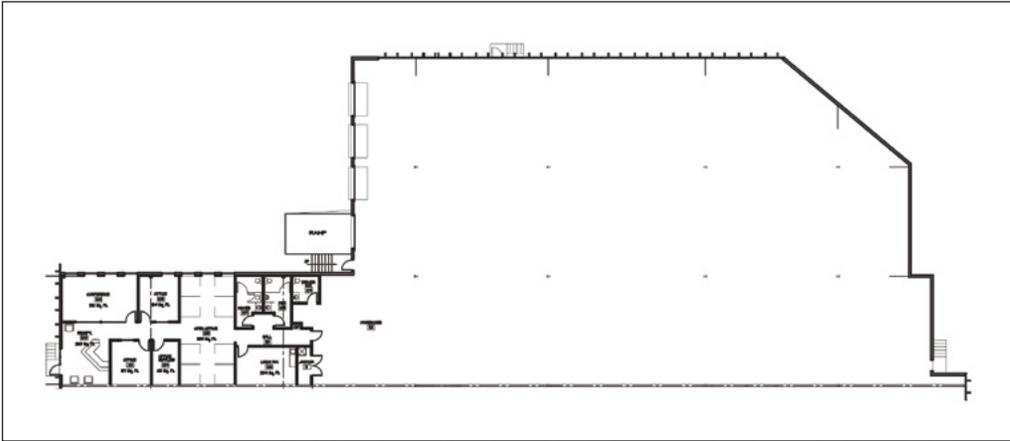
(720) 320-0366

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## PROPERTY DETAILS

- **Space Available:** 18,605 SF
- **Office Size:** 2,465 SF
- **Lease Rate:** \$4.95 NNN
- **Expenses:** \$5.22/SF (2025 est.)
- **Ceiling Height:** 20'
- **Zoning:** I-A, UO-2
- **Sprinkler:** Yes
- **Loading:** 3 dock doors with levelers, 1 drive-in door

## FLOOR PLAN



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