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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
- **Available: September 1, 2025**



SPACE AVAILABLE:
18,605 SF



OFFICE SPACE:
2,465 SF

LEASE RATE: \$5.95 NNN

For More Information, Contact:

Steve Fletcher | *Industrial Specialist*

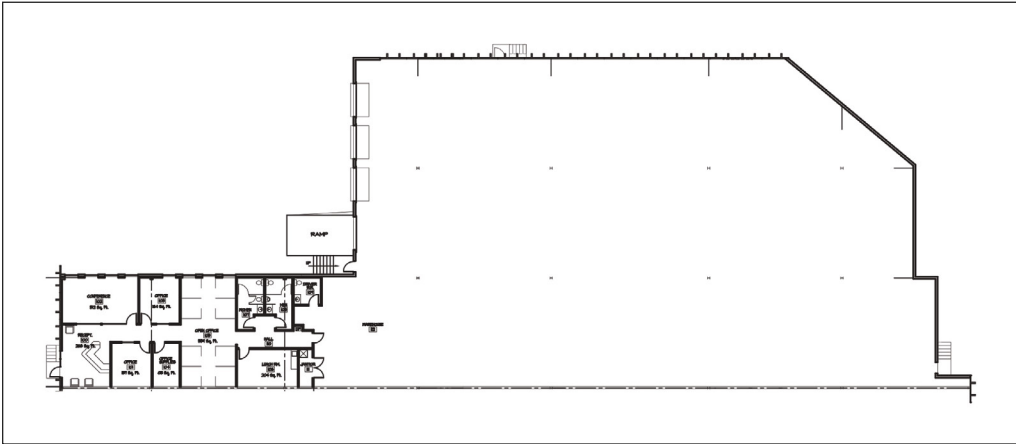
(720) 320-0366

steve@grubercre.com

PROPERTY DETAILS

- **Space Available:** 18,605 SF
- **Office Size:** 2,465 SF
- **Lease Rate:** \$5.95 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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