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4262 Madison Street, Denver, CO

Small Central Industrial Building with Fenced Yard For Lease

FOR LEASE

PROPERTY HIGHLIGHTS

- Large fenced yard
- 4 oversized drive-in loading doors
- Rare central location
- New ownership
- Easy access to I-70
- Walking distance to Light Rail
- Clear span building
- Floor drains



BUILDING SIZE: 5,360 SF



SITE SIZE: 15,492 + SF

LEASE RATE: PLEASE CONTACT
BROKER FOR DETAILS

For More Information, Contact:

Russell Gruber | *Industrial Specialist / Owner*

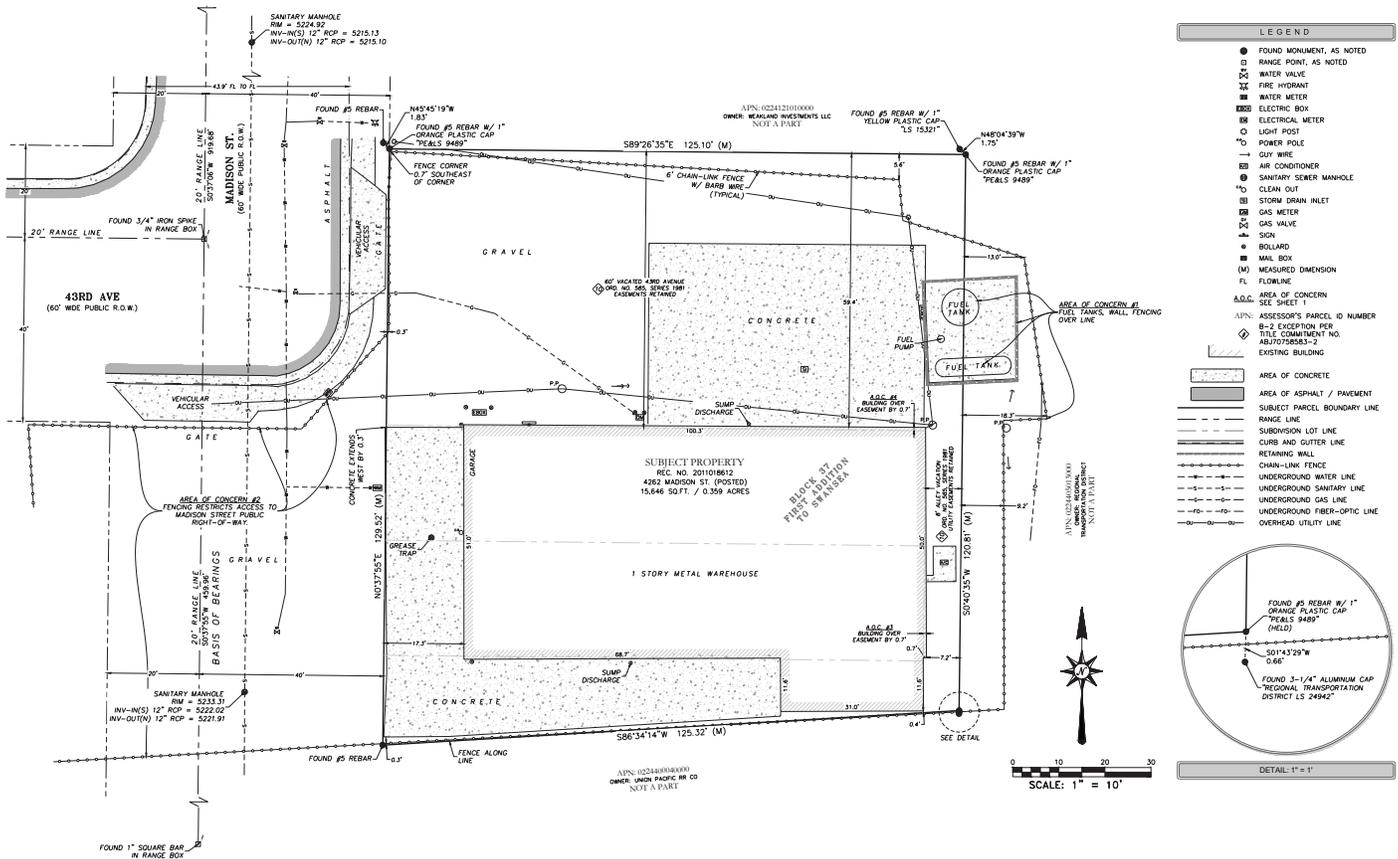
(720) 490-1442

russell@grubercre.com



PROPERTY DETAILS

- **Building Size:** 5,360 SF
- **Office:** ±500 SF
- **Site:** 15,492 + SF
- **Zoning:** I-A, UO-2
- **YOC:** 1979
- **Clear Height:** 16–18ft
- **Loading:** Four 12' (Wide) X 14' (Tall) drive-in doors
- **Heat:** Gas-forced
- **Power:** 3 phase (to be verified)
- **Taxes (2021):** \$21,812.34



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