

G

## 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*

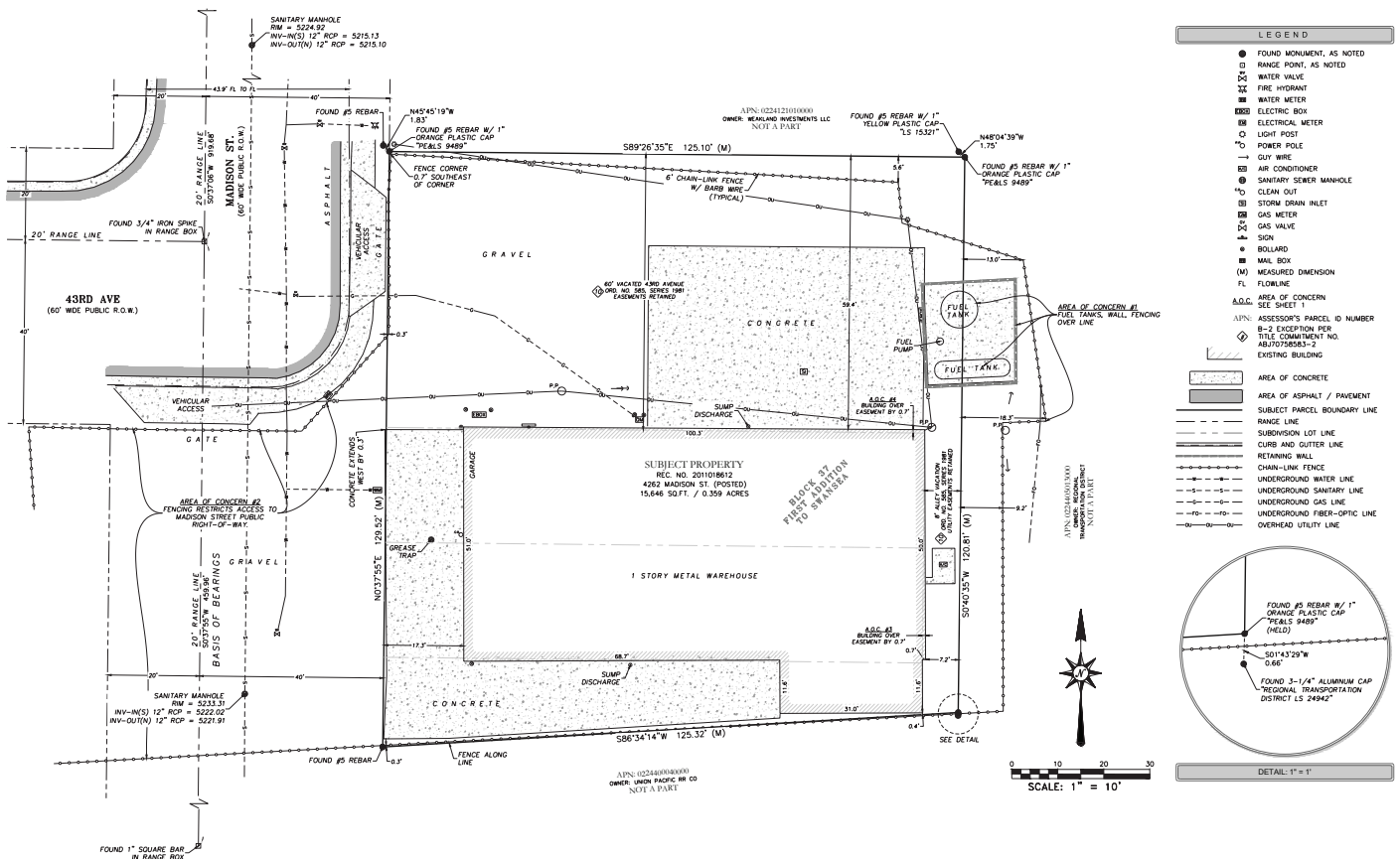
(720) 490-1442

russell@grubercr.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



For More Information, Contact:

**Russell Gruber** | *Industrial Specialist / Owner*  
 (720) 490-1442  
 russell@grubercre.com

