

4270 KEARNEY STREET UNIT A

DENVER, COLORADO

Gruber Commercial Real Estate, Inc | 209 Kalamath Street #9, Denver, CO 80223 | Tel: 720-490-1442



RARE LOW-COST INDUSTRIAL SPACE IN THE HEART OF DENVER

PROPERTY HIGHLIGHTS

SITE SIZE: 9,000 SF

- Cheap central storage warehouse space
- Heavy power
- Masonry building
- Located on the south side of I-70
- Easy access to I-70
- Local Ownership
- **Enterprise Zone qualified location**

LEASE RATE:
\$5.00 NNN

Russell Gruber

Industrial Specialist / Owner

Cell: 720-490-1442

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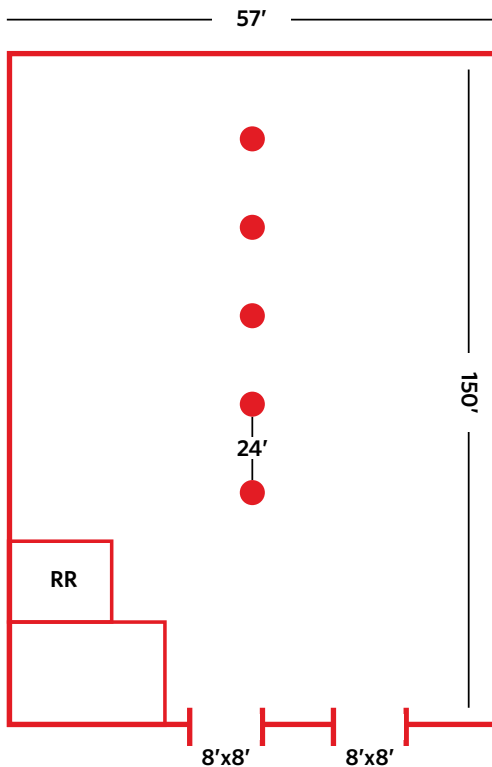
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PROPERTY DETAILS

- **Unit Size:** 9,000 SF
- **Office:** None but has restroom
- **Rate:** \$5.00 NNN
- **Estimated NNN:** \$4.50
- **Property Taxes (2025):**
- **City/County:** Denver
- **Zoning:** I-B (Industrial)
- **YOC:** 1962
- **Loading:** 2 Dock High Doors (8'X 8')
- **Clear Height:** 14'ft
- **Heat:** Gas forced
- **Sprinkler:** Yes (Wet)
- **Column Spacing:** 24' X 30'

FLOOR PLAN



AERIAL



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