

4500 WYNKOOP STREET

DENVER, COLORADO

Gruber Commercial Real Estate Services | 970 Yuma Street, #100 Denver, CO 80204 | Tel: 720-490-1442



FOR LEASE

Centrally Located Multiple Use Industrial Building For Lease

BUILDING SIZE: 10,524 SF

PROPERTY HIGHLIGHTS

- Centrally located in RiNo
- Will consider month-to-month terms
- Great storage space
- Clear span
- Oversized loading door
- Local owner
- Located within an Opportunity Zone



**LEASE RATE:
\$5.25/SF NNN**



Russell Gruber

Industrial Specialist / Owner

Cell: 720-490-1442

russell@grubercommercial.com



Commercial Real Estate Services

<https://grubercommercial.com>

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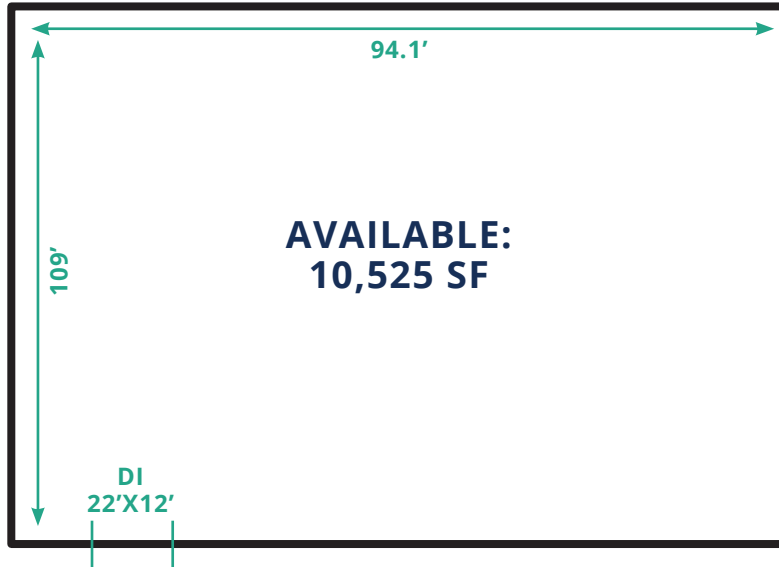
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FLOOR PLAN



PROPERTY DETAILS

- Building Size: 10,524 SF
- Lease Rate: \$5.25/SF NNN
- Operating Expenses: \$2.50/SF
- Clear Height: 20' to 21.8'
- Zoning: I-1
- Loading: (1) 22'x12' drive-in
- YOC: 1960

AERIAL



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