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4501 Wynkoop Street, Bldg. 1, Denver, CO

14,707 SF Clear Span Industrial Building for Lease

FOR SALE

PROPERTY HIGHLIGHTS

- Very heavy 3-phase power
- 7,623/SF fenced paved yard
- Easy access to I-70/I-25
- Clear Span building
- Skylights
- Located in RiNo



BUILDING SIZE:
14,707 SF



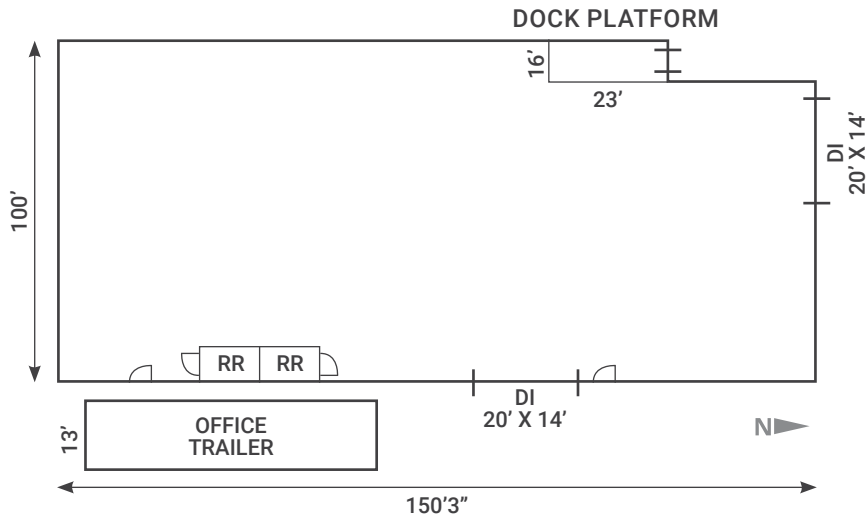
YARD AREA:
7,623/SF (fenced/paved)

LEASE RATE: **NEGOTIABLE**

For More Information, Contact:

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

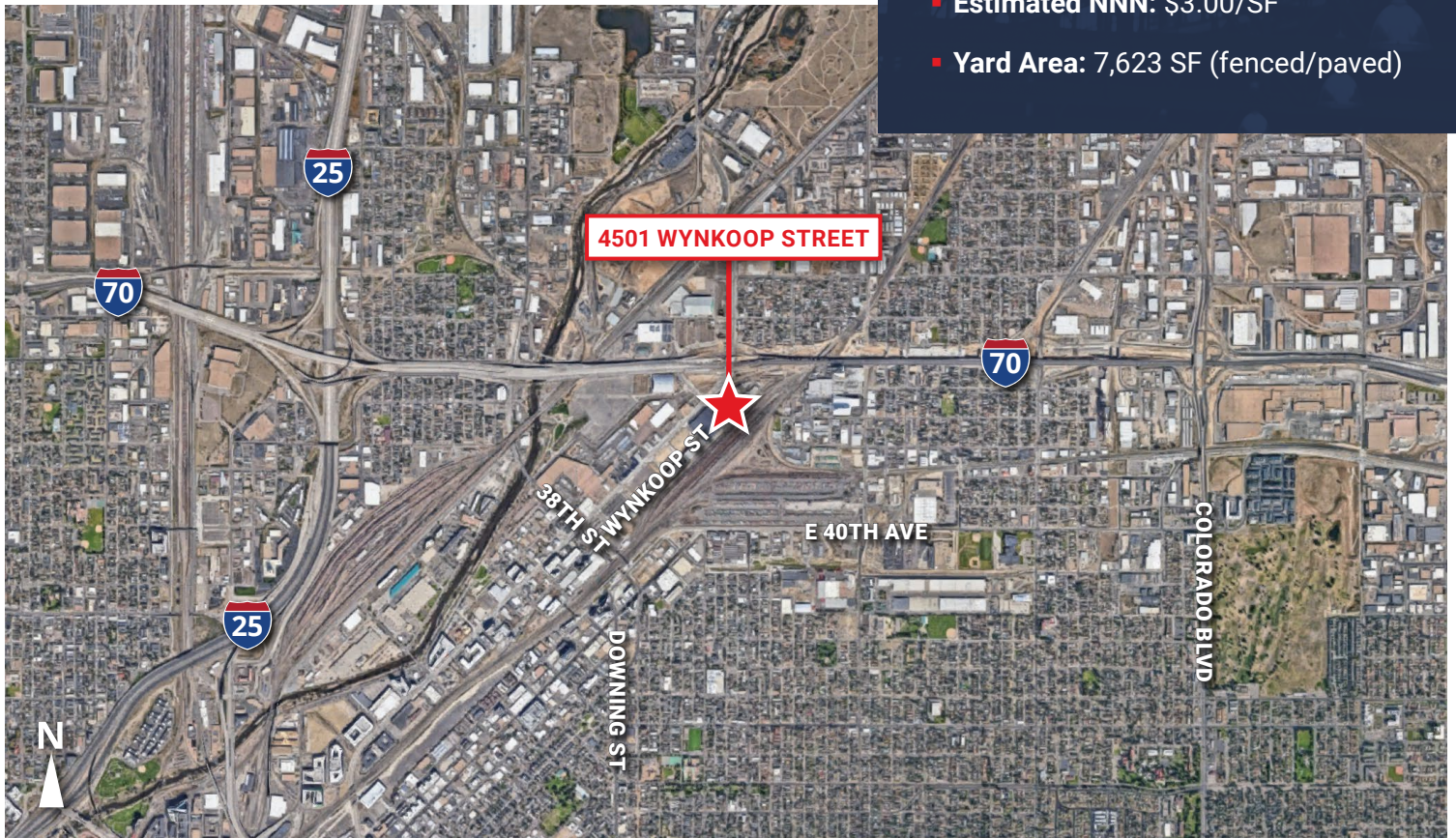
FLOOR PLAN



PROPERTY DETAILS

- **Building Size:** 14,707 SF
- **Office:** Existing modular office
- **Zoning:** I-A
- **City/County:** Denver/Denver
- **Loading:** 2 over-sized drive-in doors, 1 dock-high door
- **Clear Height:** 20'ft.
- **Power:** Heavy 3-phase power
- **Heat:** Gas-forced
- **Estimated NNN:** \$3.00/SF
- **Yard Area:** 7,623 SF (fenced/paved)

AERIAL



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