

FREE-STANDING WAREHOUSE SPACE FOR LEASE

4700 BRIGHTON BOULEVARD

DENVER, COLORADO 80216



3,500 SF FOR LEASE

Located At Main Access Point
Into Denver's RiNo Neighborhood



Gruber

Commercial Real Estate Services

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PROPERTY HIGHLIGHTS

- **Corner lot at traffic light**
- Free-standing building
- Adjacent to National Stock Show Western Complex
- Excellent I-70 / I-25 Downtown access
- Two blocks from future light rail stop
- Excellent loading



FOR LEASE

SPACE AVAILABLE:
3,500 SF COMMERCIAL BUILDING

LEASE RATE:
\$3,300/MONTH NNN

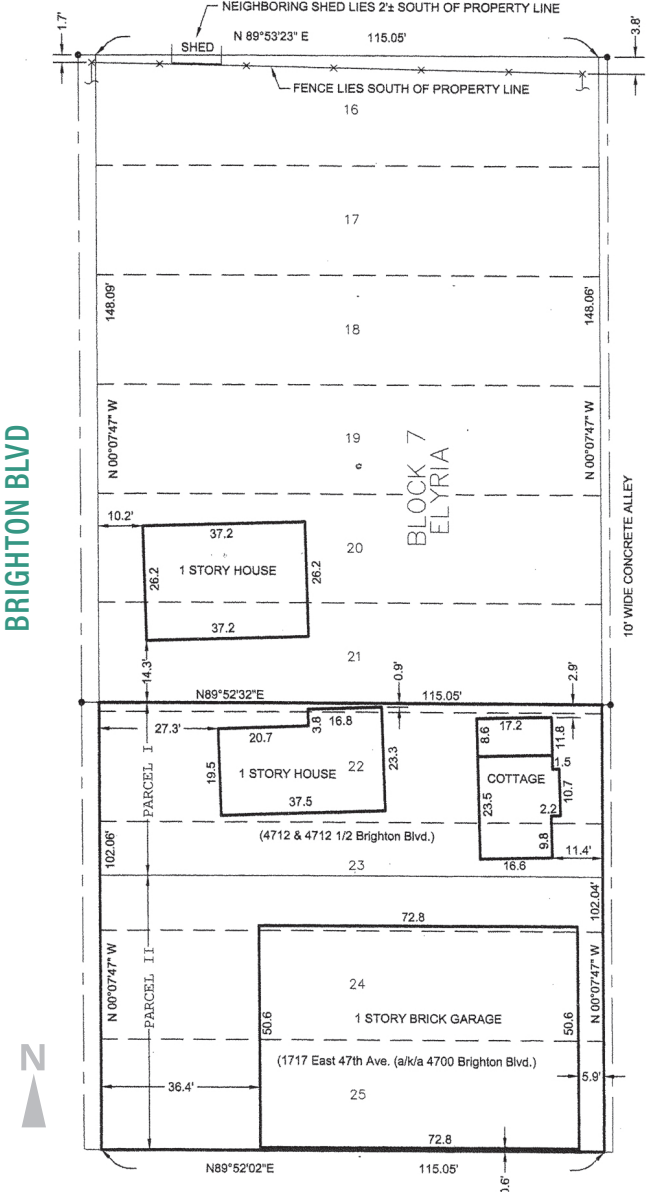
FLOOR PLAN



NEARBY AMENITIES

- National Western Stock Show
- The Source
- Taxi Development
- Great Divide Brewery
- Downtown Denver
- Future Light Rail Stop at 49th & Brighton
- Denver's hottest neighborhood - the River North Arts District

PROPERTY SURVEY



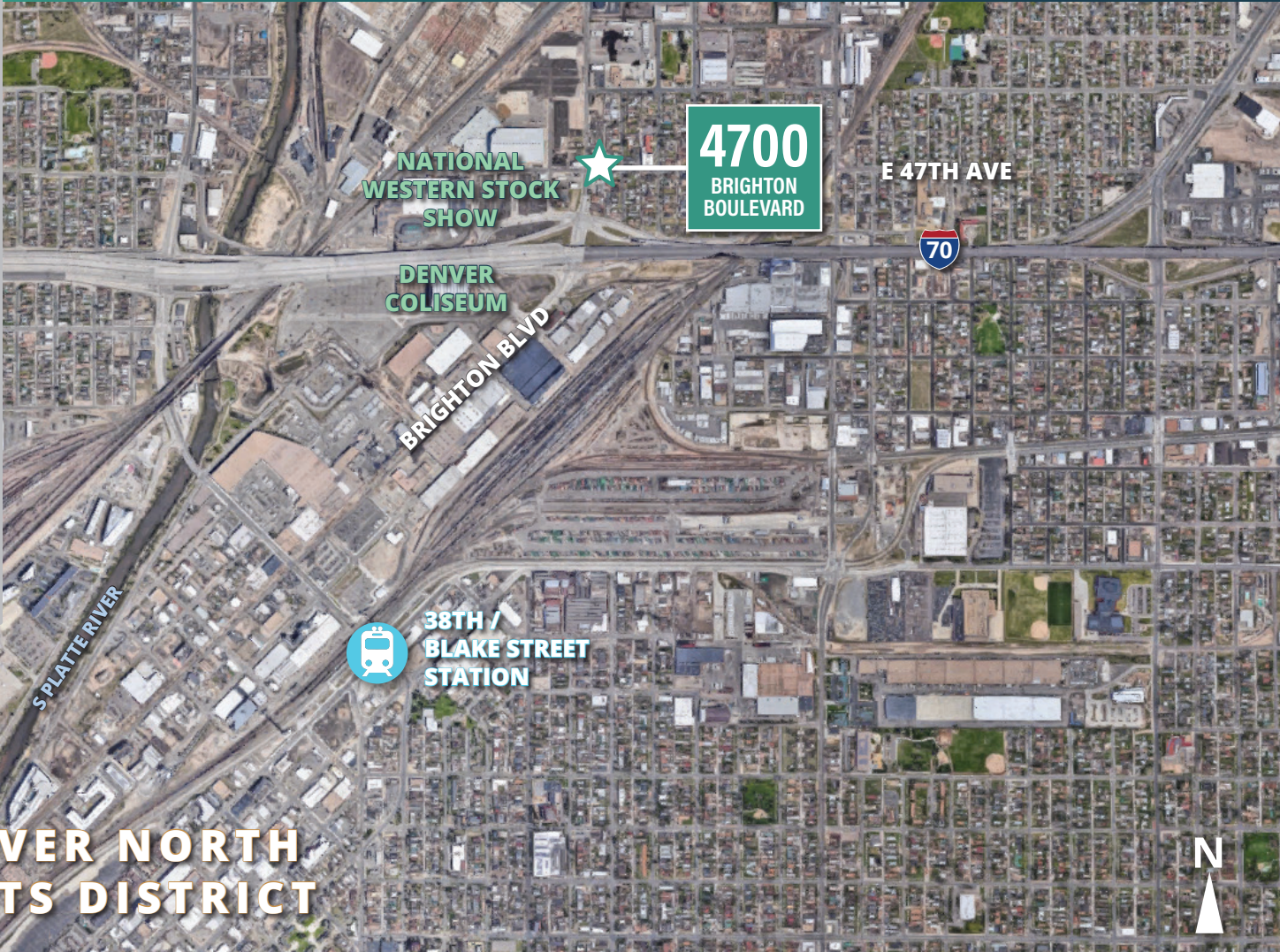
DETAILS

- **Commercial Building:** 3,500 SF
- **Zoning:** I-MX-3
- **Taxes:** \$9,871.24 (2019)
- **Power:** Single-Phase, 120/208
- **Loading:** 4 Drive-In Doors (10'x10')
- **Clear Height:** 12'
- **Heat / Cool:** Forced Air / Swamp Cooler
- **YOC:** 1953
- **Construction:** Masonry

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RIVER NORTH
ARTS DISTRICT



LEASING BY:

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