

4770 WASHINGTON STREET

DENVER, COLORADO

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



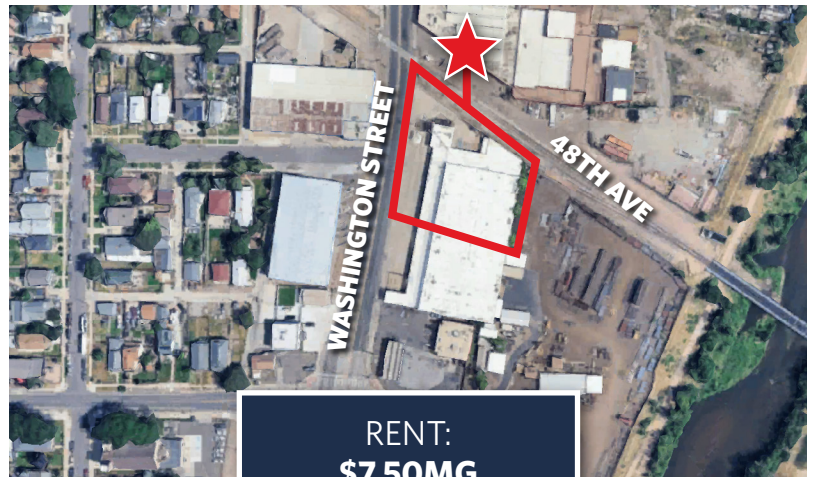
FOR LEASE

CENTRAL CHEAP WAREHOUSE SPACE

SIZE: 20,000 SF

PROPERTY HIGHLIGHTS

- Extremely cheap lease rate
- Central location
- Highly secure building
- Local ownership
- Dock and drive in loading
- New LED lighting
- **Located within an Enterprise Zone**



RENT:
\$7.50MG
(\$12,500MG/MO)

Russell Gruber

Industrial Specialist / Owner

Cell: 720-490-1442

russell@grubercr.com



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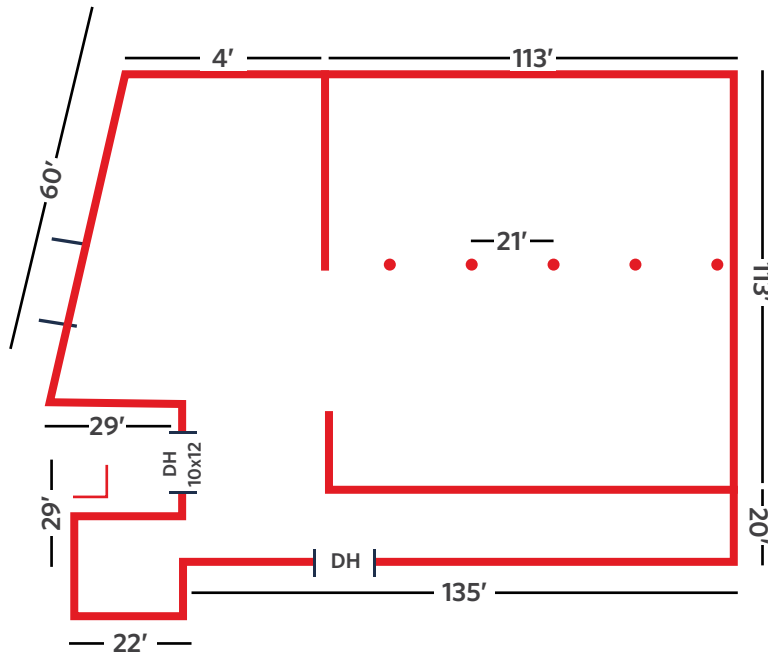
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PROPERTY DETAILS

- **Available Space:** 20,000 SF
(Total Building is 36,587 SF)
- **YOC:** 1954
- **City/County:** Denver/Denver
- **Zoning:** I-B
- **Taxes:** \$83,112.20
- **Power:** Heavy 3-phase
- **Clear Height:** 21'ft
- **Loading:** 1 dock and 1 drive in
- **Heat:** Gas forces
- **A/C:** In office only
- **Column Spacing:** 56' X 21'

FLOOR PLAN



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