



## Free-Standing Building in RiNo for Lease

**SPACE AVAILABLE: 8,904 SF**  
**SITE SIZE: 0.29 ACRES (12,416 SF)**

### PROPERTY HIGHLIGHTS

- RiNo location
- Flexible lease terms
- Free-standing building
- Across the street from 38th & Blake Light Rail stop
- Portion of building is clear span
- Ownership will allow most building modifications
- Open to most uses

**LEASE RATE:**  
**\$9.00/SF NET**



**Russell Gruber**  
*Industrial Specialist / Owner*

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Commercial Real Estate Services

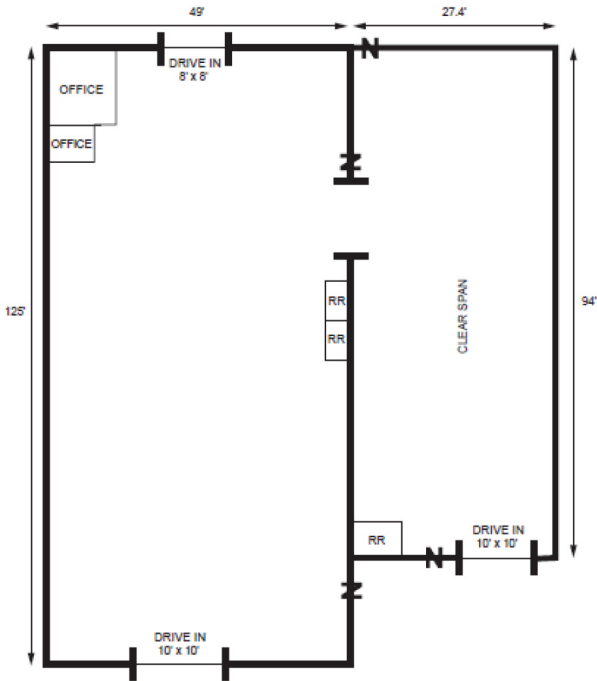
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# 3926 BLAKE STREET

DENVER, COLORADO

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

## FLOOR PLAN



## PROPERTY DETAILS

- Space Available: 8,904 SF
- Site Size: 0.29 acres (12,416 SF)
- Office Area: 300 SF, can increase
- Zoning: I-A
- Clear Height: 10.5'–10.9'
- Loading: 3 drive-in
- Power: 3-phase (to be verified)
- Heat: Gas-forced, radiant
- Air: Swamp coolers in warehouse
- Sprinkler: No
- YOC: 1948
- Taxes: \$35,651.21 (2019)
- Access: Easy access to I-70



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