# 3955 HIGH STREET
DENVER, COLORADO 80205

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

FOR LEASE

## Central Dock-High Warehouse Space for Lease

**AVAILABLE SPACE:** 8,000 SF

### PROPERTY HIGHLIGHTS

- Central location
- Fenced loading area
- Short-term lease consideration
- Local ownership
- Located in RiNo

**LEASE RATE:**
**$8,000.00/MO GROSS**

**Russell Gruber**
*Industrial Specialist / Owner*
**Cell: 720-490-1442**
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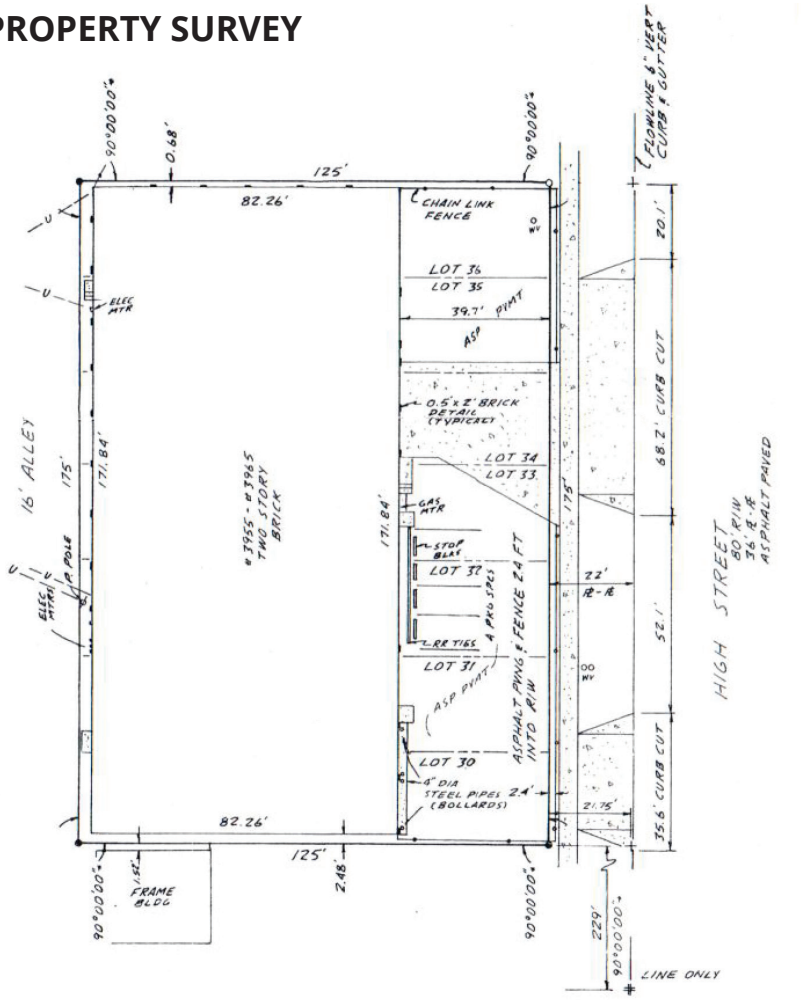
## PROPERTY DETAILS

- **Available Space:** 8,000 SF
- **Lease Rate:** $8,000/mo gross
- **Office Size:** ± 1,000 SF
- **YOC:** 1974
- **Zoning:** I-MX-3, UO-2
- **Clear Height:** 16' ft.
- **Loading:** 4 dock-high doors
- **Heat:** Gas forced heat in warehouse

## PROPERTY SURVEY




## AERIAL

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