

**4435 INCA STREET**  
DENVER, COLORADO

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



## Central Warehouse With Large Fenced Yard For Lease

**BUILDING SIZE: 8,488 SF**

**SITE SIZE: 20,312 SF**

**LEASE RATE:**  
**\$10.50/SF NNN**

### PROPERTY HIGHLIGHTS

- Large fenced yard / half paved
- Easy access to I-70 and I-25
- Walking distance to Light Rail
- Building is under new local ownership
- Over-sized drive-in loading doors (3)
- Enterprise Zone
- New roof



**Russell Gruber**

*Industrial Specialist / Owner*

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**Gruber**

Commercial Real Estate Services

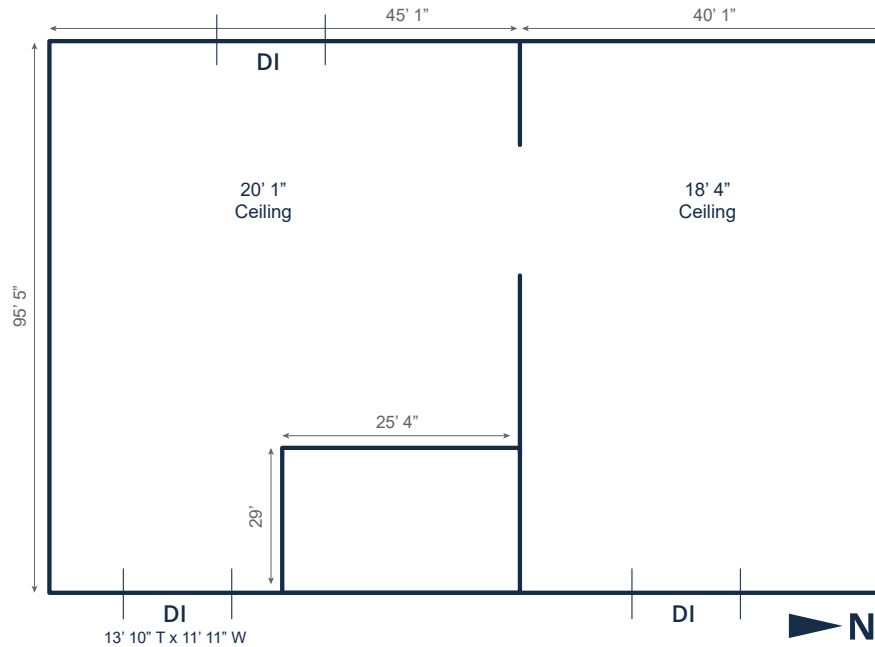
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## FLOOR PLAN



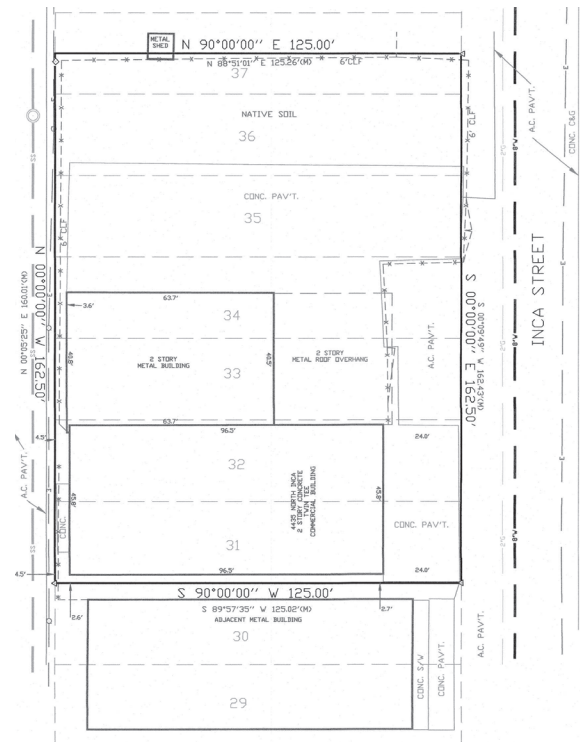
## PROPERTY DETAILS

- Building Size: 8,488 SF
- Site Size: 20,312 SF
- Office Size: 1,357 SF (2 levels)
- YOC: 1980
- Zoning: I- A, UO-2
- Taxes (2018): \$13,533.46
- Estimated NNN: \$3.00/SF
- Clear Height: 18' to 20'
- Loading: 3 drive-in doors
- Power: 400 amps, 3-phase (to be verified)
- Heat: Gas forced heat
- Water: ¾" water line

## AERIAL



## PROPERTY SURVEY



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