

4635 JASON STREET
DENVER, COLORADO 80211

Gruber Commercial Real Estate Services | 209 Kalamath Street, #7, Denver, CO 80223 | Tel: 720-490-1442



FOR LEASE

Grade-Level Central Warehouse Unit For Lease

AVAILABLE: 4,000-8,000 SF

PROPERTY HIGHLIGHTS

- Potential to divide building
- Strong central location
- Fenced load area or yard
- Fully sprinklered building
- Functional mezzanine above office
- Clear span building
- Enterprise Zone qualified location
- HUB Zone qualified

LEASE RATE:
\$14.00/SF GROSS



Russell Gruber
Industrial Specialist / Owner
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Gruber

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PROPERTY DETAILS

- **Available:** 4,000–8,000 SF
- **Office:** ±400 SF
- **Heat:** Gas forced in warehouse
- **A/C:** In office area only
- **Loading:** 2 (14' tall by 12' wide)
- **Power :** 400 amps (240volt) to be verified
- **Clear Height:** 15' to 19'
- **Sprinkler:** Yes (density .20 GPM/SF)
- **YOC:** 1998
- **Construction Type:** Metal
- **Zoning:** I-A, UO2
- **Taxes (2019):** \$43,668.20



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