

4635 JASON STREET
DENVER, COLORADO 80211

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



FOR LEASE OR SALE

Central Freestanding 20,075 SF Building for Lease or Sale

BUILDING SIZE: 20,075 SF
SITE SIZE: 62,293 SF OR 1.43 ACRES

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

SALE PRICE:
CONTACT
BROKER

LEASE RATE:
\$7.50/SF NNN



Russell Gruber
Industrial Specialist / Owner

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Gruber

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<https://grubercommercial.com>

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PROPERTY DETAILS

- **Building Size:** 20,075 SF
- **Site Size:** 62,293 SF or 1.43 acres
- **Office:** 2,450 SF +/-
- **Heat:** Gas forced in warehouse
- **A/C:** In office area only
- **Loading:** 4 (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):** \$34,777.89
- **Estimated Op/Ex:** \$2.35/SF
(Estimate for single tenant)



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