

FOR LEASE

12,000 SF DIVISIBLE
Office/Flex/Warehouse



Near I-25 & I-70

4242 Delaware Street | Denver, Colorado 80216



Building Size: 12,000 SF - 2 Stories, Divisible to 3,000 SF and 6,000 SF
Site: 52,151 SF – Fenced Secured Parking with 60 Parking spaces
Rental Rates: From \$3.95 NNN to \$6.95



LOCAL EXPERTS. INDUSTRIAL STRENGTH.

RINGSBY REALTY CORPORATION
1123 Auraria Parkway | Suite 200 | Denver, CO 80204
www.ringsbyrealty.com

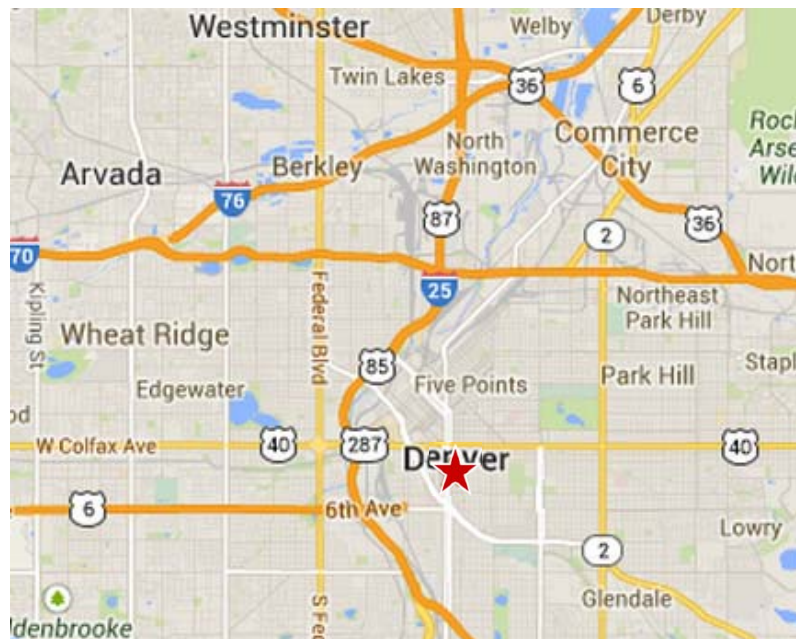
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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

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ONLY 2 BLOCKS FROM THE GOLD LINE LIGHT RAIL STATION PLANNED FOR 41ST & FOX ST.



- Parking:** 5:1,000 (60 Spaces)
- Construction:** Precast concrete, block & steel
- Safety Systems:** Fire alarm, smoke detectors & security system
- Loading:** 1 grade level door
- HVAC:** 7 rooftop units
- Yard:** Fenced and secured
- YOC:** 1978
- Zoning:** A-1, UO-2 (light industrial Den)
- Term:** Sublease through July 2016, longer terms available through new owner
- Comments:** Only minutes from Central Business District, large available secured parking, low rental rates and low operating expenses make this an excellent opportunity for office, service or assemble operations.

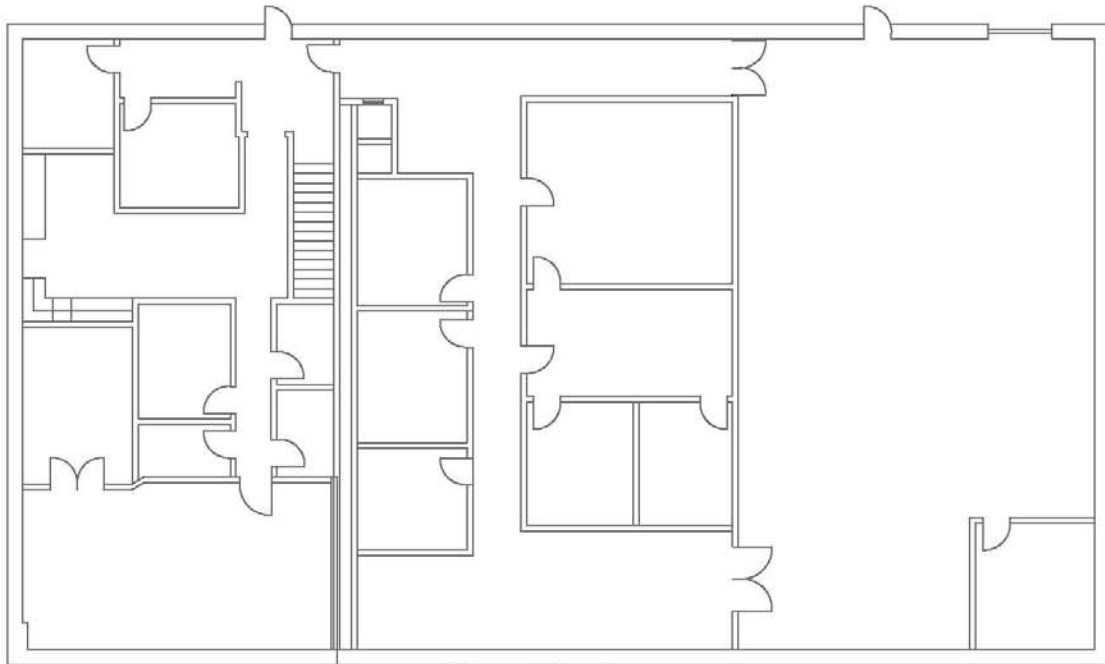


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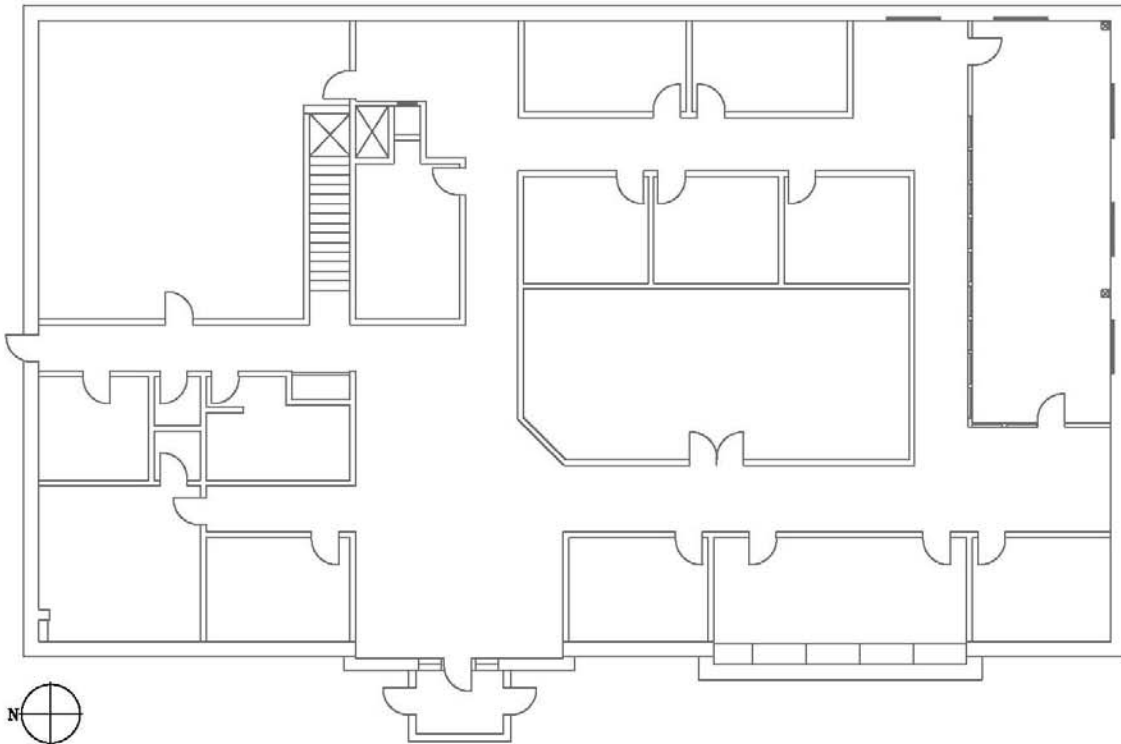
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Ground Level



First Level

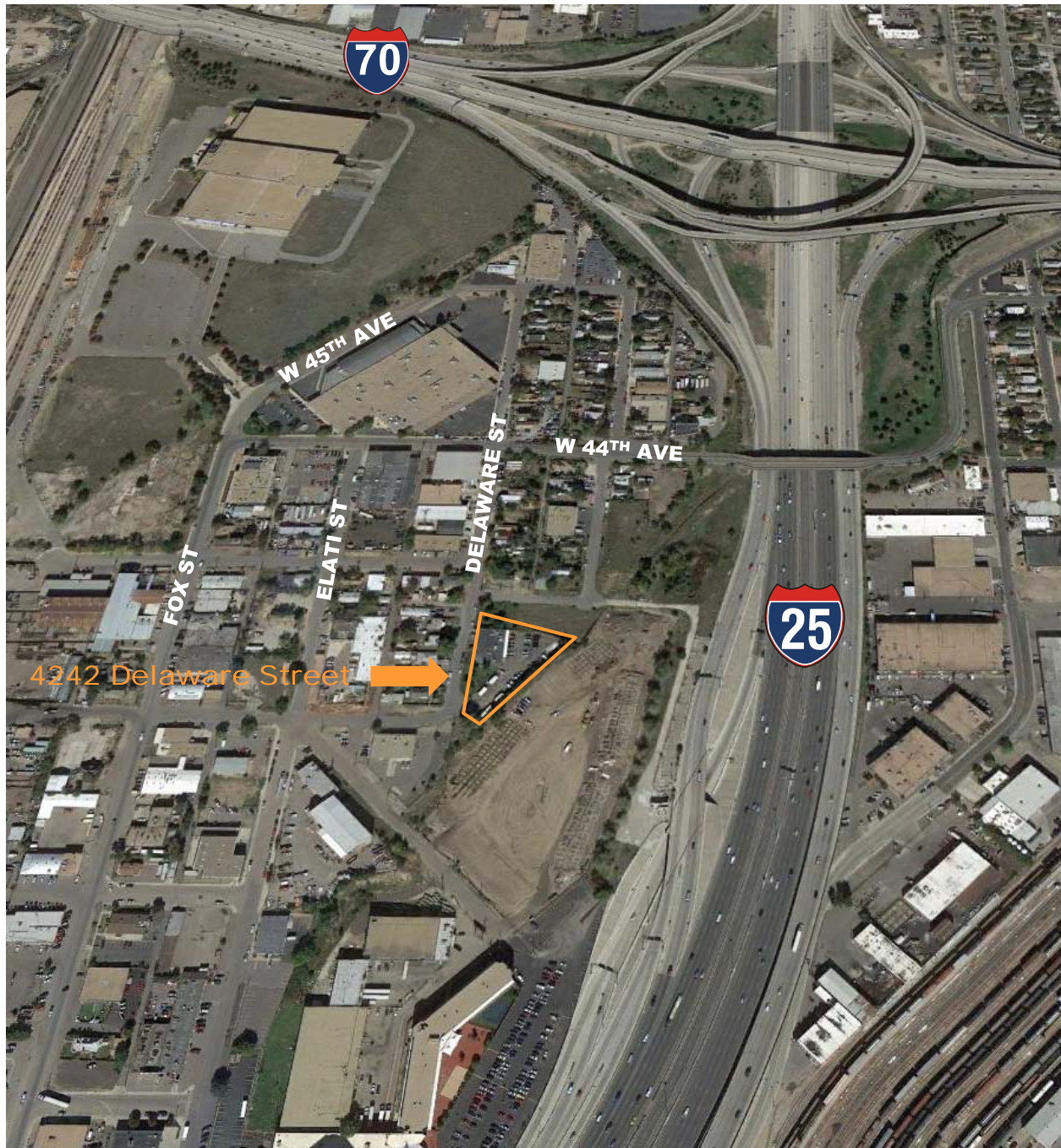


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