

AVAILABLE FOR LEASE/SALE

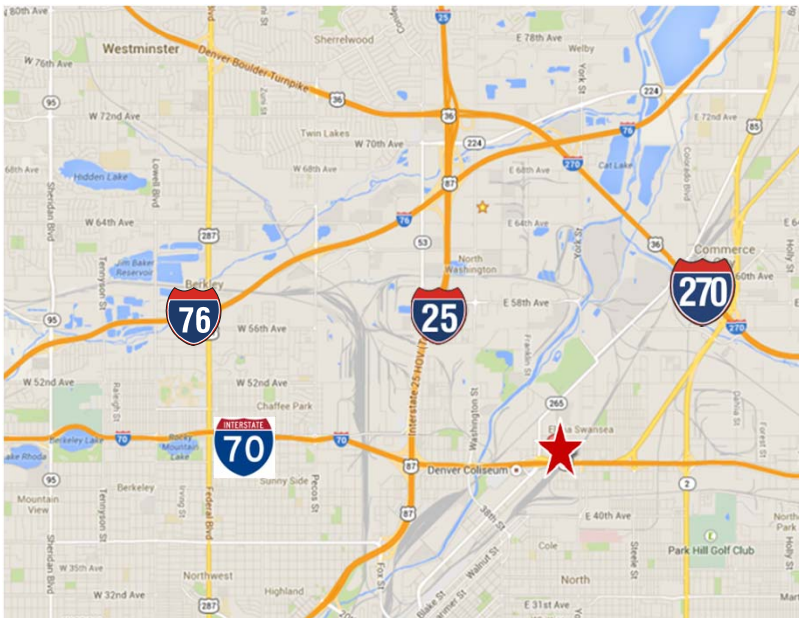
INDUSTRIAL BUILDING - ZONED I-A UO-2
DENVER CENTRAL



4560 Wynkoop Street Denver, CO 80216



- Office Building:** +/- 2,620 SF
- Warehouse:** +/- 5,800 SF
- North Storage:** +/- 5,000 SF
- South Storage:** +/- 3,000 SF
- Lot Size (Acres):** 75,644 SF (1.74 Acres)
- County:** Denver
- YOC:** 1970
- Zoning:** I-A UO-2, City and County of Denver
- Lease Rate:** \$12.00 SF/NNN
- Sale Price:** \$2,269,300 (\$30/SF Land)
- Taxes:** \$7,450 (2014)



- Building signage on I-70 (eastbound)
- Great central location
- Fenced secured yard
- Great redevelopment site
- Brighton Blvd. access



LOCAL EXPERTS. INDUSTRIAL STRENGTH.

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

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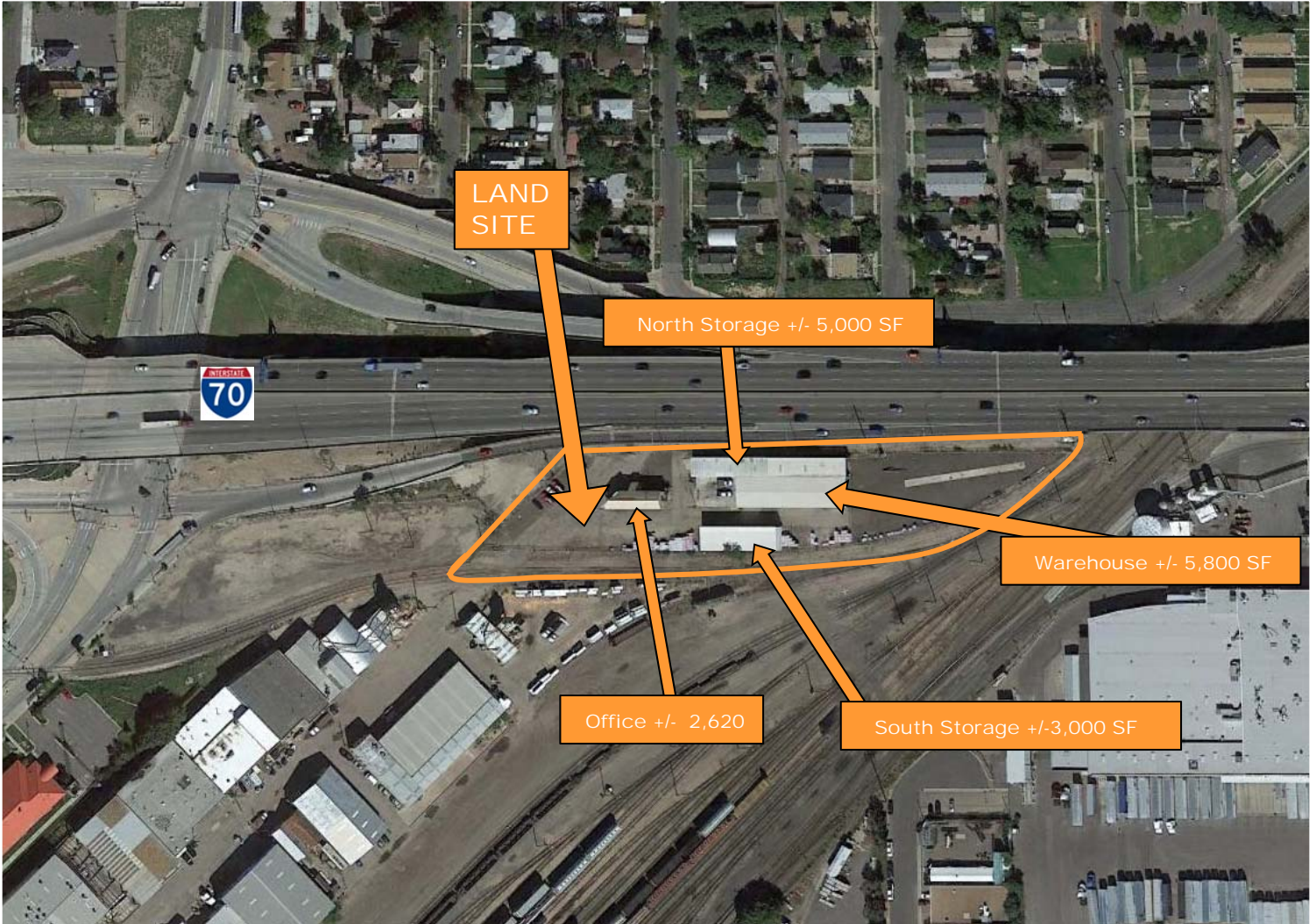
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