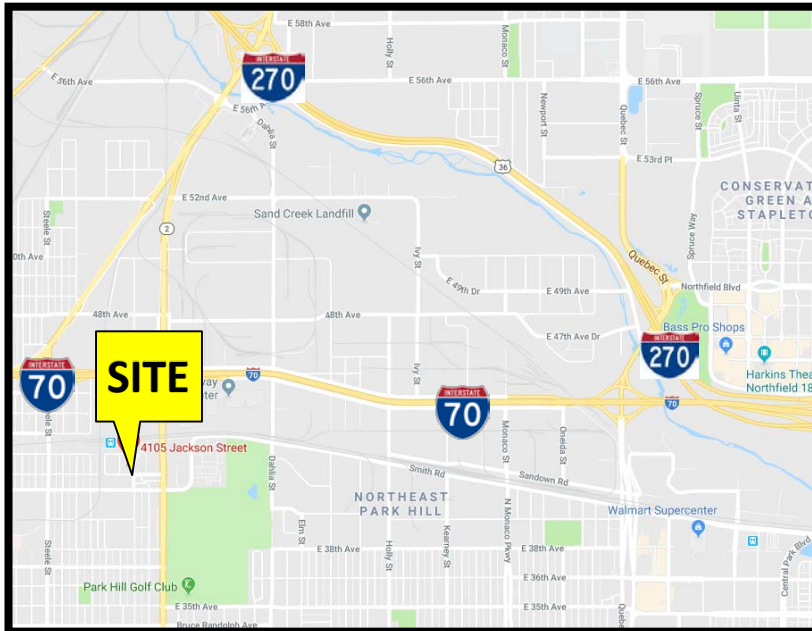


FOR SALE OR LEASE



- 7 NEW DOORS
- NO COLUMNS – FREE SPAN
- 1 BLOCK FROM LIGHTRAIL

- CONVENIENTLY LOCATED BY I-70 & COLORADO BLVD.
- CLOSE TO AMMENITIES
- NEW REDEVELOPMENT IN THE AREA



Building Size:	12,853 SF
Unit Size:	5,000 SF
Office Size:	Approximately 10%
Site Size:	22,000 SF
Clearance:	16'
Loading:	5 Drive Ins
Construction:	Twin-T Concrete
Zoning:	I-1
City/County:	Denver/Denver
Taxes:	2017- \$19,613
Lease Rate:	\$12/SF NNN
Sale Price:	\$1,900,000



LOCAL EXPERTS. INDUSTRIAL STRENGTH.

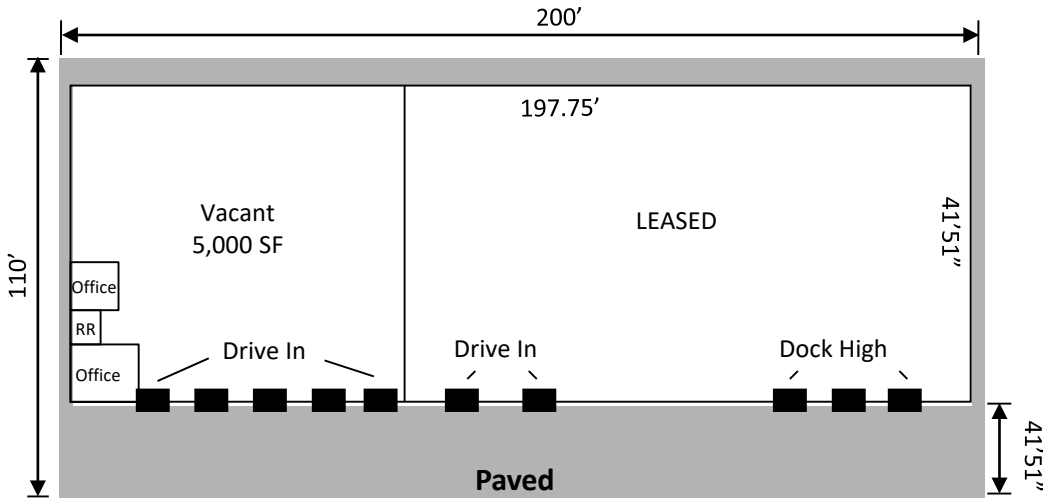
RINGSBY REALTY CORPORATION
1336 Glenarm Place | Suite 200 | Denver, CO 80204
www.ringsbyrealty.com

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Scott Patterson
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(303) 892-0121

FOR SALE OR LEASE

4105-4119 Jackson Street
Denver, CO 80205



There are currently 2 tenants in the building, but the property can accommodate up to 4 tenants (4 electric & gas meters)



LOCAL EXPERTS. INDUSTRIAL STRENGTH.

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