

FOR LEASE

4384 Grape Street
Denver, CO 80216



\$2.50 NNN
1st 6 Months
(3 Year Minimum)



- Total Available:** 12,200 RSF
- Office SF:** 2,010 SF
- Clearance:** 17'
- Loading:** 2 Dock High Doors (8'x10')
- Power:** 600 Amp, 3 Phase, 208 Volt
(Subject to Utility Company)
- Zoning:** I-2
- Sprinklered:** Yes
- Lease Rate:** \$3.50/SF NNN
Reduced! \$2.50 NNN 1st 6 Months
(3 Year Minimum)
- Expenses:** \$0.90/SF Estimated

Features:

- I-70 Visibility
- Central Location
- Swamp Cooler in Warehouse
- Immediate access to I-70
- Skylights
- Clerestory windows in warehouse

Listed For Lease 10/7/09
LEASED 11/15/09!



For Additional Information Contact:
Richard S. Hubina, SIOR
(303) 991-3821
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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.



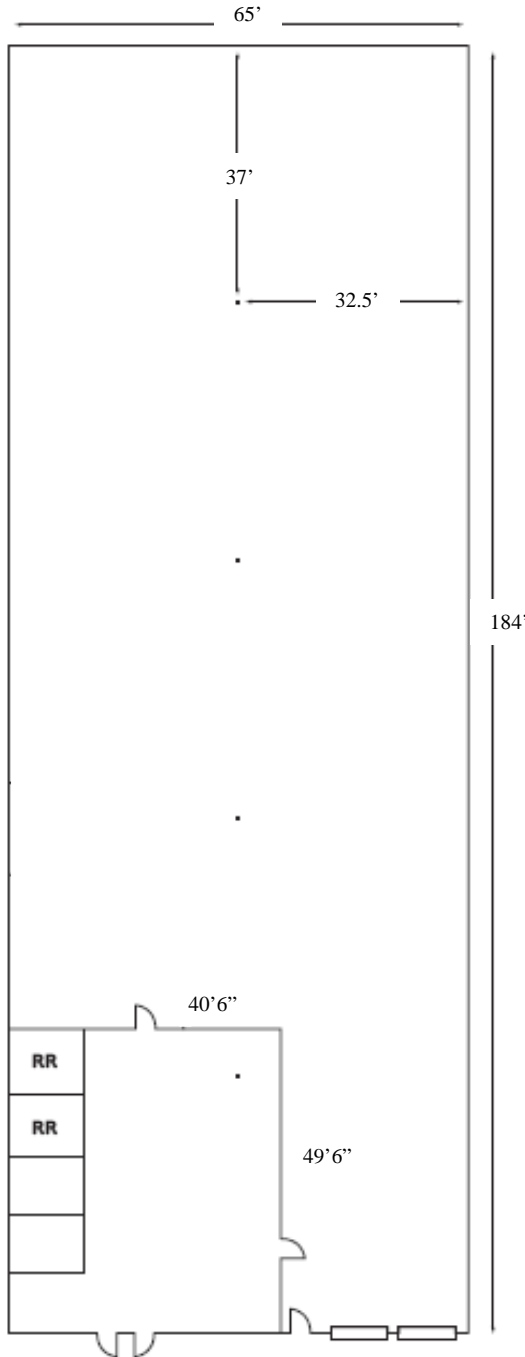
RINGSBY REALTY CORPORATION

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Floorplan



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