



**LOCAL EXPERTS.  
INDUSTRIAL STRENGTH.**

# WAREHOUSE / SHOWROOM / RETAIL SPACE FOR LEASE

**4160 Fox St.  
Denver, CO 80216**

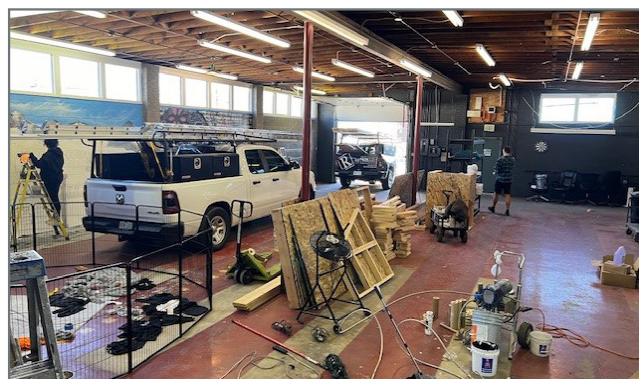


## PROPERTY FEATURES:

### 4160 FOX ST.

Building Size:	3,000 SF
Office Size:	800 SF
Year Built:	1956
Site Size:	9,583 SF
Zoning:	I-A
Loading:	1 ground-level
2023 Taxes:	\$29,101.42
LEASE RATE:	\$13.00/SF NNN

**- New roof  
- Renovated in 2024**



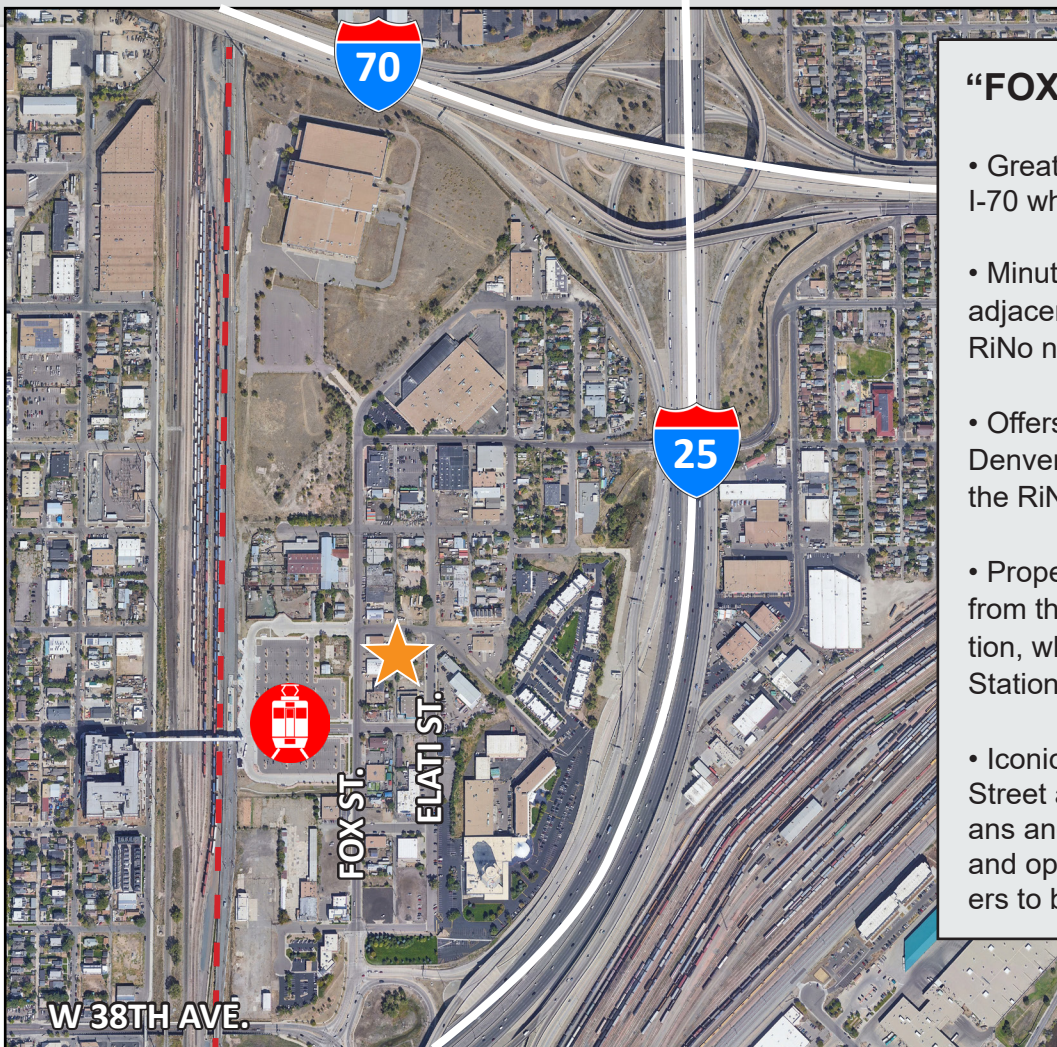




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## “FOX ISLAND” NEIGHBORHOOD

- Great access and visible to I-25 and I-70 where 250,000 cars pass daily
- Minutes from downtown Denver, adjacent to the LoHi, Sunnyside, and RiNo neighborhoods.
- Offers expansive views of downtown Denver, the front range mountains, and the RiNo neighborhood.
- Property is directly across the street from the 41st and Fox Gold Line Station, which is just one stop from Union Station in downtown Denver.
- Iconic entry to Fox Island along Fox Street and 44th Avenue invites pedestrians and cyclists into a network of trails and open spaces—and welcomes drivers to below-grade parking.

### DRIVE TIMES

I-25	1 MINUTE
I-70	4 MINUTES
DOWNTOWN DENVER	5 MINUTES
DIA	30 MINUTES



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