



**LOCAL EXPERTS.
INDUSTRIAL STRENGTH.**

OFFICE/SHOP/WAREHOUSE SPACE FOR LEASE

**4965 York Street
Denver, CO 80216**



PROPERTY FEATURES:

Available:	13,599 SF
Office:	Up to 5,000 SF
Loading:	1 drive-in door
Clear Height:	12'
Power:	3-phase
Zoning:	I-B
LEASE RATE:	\$6.95/SF NNN (1st year)
OPEX:	\$4.47/SF

HIGHLIGHTS:

Flexible Office Build-Out

— Up to 5,000 SF of office space.

Significant Yard Space

— 20,175 SF available, ideal for material storage, equipment staging, or fleet parking.

— Additional adjacent yard available



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SPACE LAYOUT



DRIVE TIMES

I-70	1 MINUTE
I-25	5 MINUTES
I-270	5 MINUTES
DOWNTOWN	10 MINUTES
DIA	25 MINUTES



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