

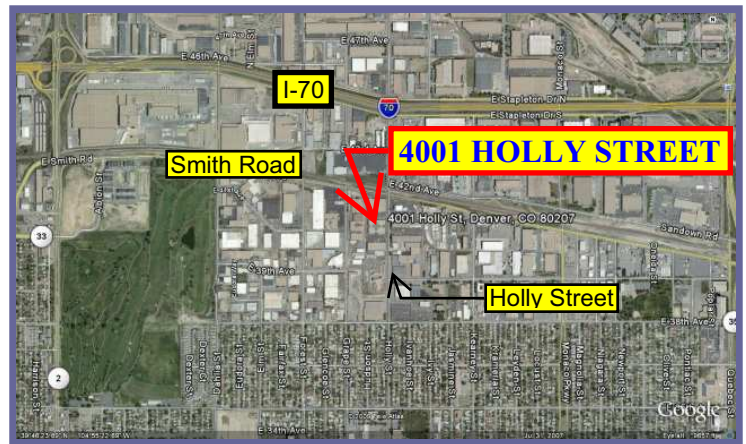
4001 Holly Street

Denver, CO 80216



FOR LEASE INDUSTRIAL SPACE

- ☒ Competitive industrial net lease rate.
- ☒ 53,700 sq. ft. multi tenant, office warehouse building.
- ☒ Located in Stapleton Industrial Park.
- ☒ Ideal central location at Smith Rd. & Holly St.
- ☒ Durable twin tee construction.
- ☒ Ample truck parking and loading area.
- ☒ 20' clear ceiling height.
- ☒ 8 dock high & 6 drive-in doors.
- ☒ Fully sprinlered with wet system.
- ☒ I-1 Denver Zoning.
- ☒ Strong local ownership.
- ☒ Responsive property management.
- ☒ Close proximity to Downtown, and to regional arterials. Quick access to I-70 and Smith Road.



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