

# 4801 East 39th Avenue

## Denver, CO 80216



### **INDUSTRIAL SPACE FOR LEASE**

**11,920 square feet**

- ☒ Competitive industrial gross lease rate.
- ☒ Free standing, single tenant, office warehouse building.
- ☒ Located in Mile High Industrial Park.
- ☒ Ideal central location, near Colorado Blvd and I-70 at 39th Avenue and Dahlia.
- ☒ Attractive block and brick construction.
- ☒ 1,800 square feet of office with 3 private offices, large kitchenette, open office area and 2 restrooms, all air conditioned.
- ☒ 10,120 square feet of warehouse, all open with 4 gas forced air heating units and 1 dedicated restroom.
- ☒ Ample parking in south facing paved lot.
- ☒ 16' clear ceiling height.
- ☒ Loading via 3 dock high 8' x 10' overhead doors.
- ☒ Strong local ownership.
- ☒ Responsive property management.
- ☒ Adjacent to Park Hill Golf Course.



COMMERCIAL REALTY LLC

**For information contact:**  
**Steve Swalm @ (303) 228-4533**  
**steve@adcomrealty.com**  
**Scott Forster @ (303) 228-4534**  
**scott@adcomrealty.com**  
**Phil Baggerly @ (303) 228-4536**  
**phil@adcomrealty.com**  
**Jeff Tompkins @ (303) 228-4535**  
**jeff@adcomrealty.com**  
**383 Inverness Parkway, Suite 470**  
**Englewood, CO 80112**

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