



Industrial Warehouse/Manufacturing Shop Space for Lease

2,500 - 7,900 SF

**456 YORK
44th STREET**

Denver, Colorado 80216

Property Features

Available **4454 York St:** ±5,400 SF
4462 York St: ±2,500 SF
TOTAL: ±7,900 SF

Lease Rate **4454 York St:** \$5,250/Month Gross + Utilities
4462 York St: \$2,500/Month Gross + Utilities

Office Size Minimal

Year Built 1952

Clear Height 9'-14'

Loading Two (2) drive-in doors

Power 3-Phase, 277/480 volts, 800 amps
(To be verified)

Zoning I-A, UO-2 (Denver County)

Property Highlights

- Refreshed space with LED lighting
- Immediate proximity and access to I-70
- Close proximity to downtown, the RiNo neighborhood and the light rail station at 40th and Colorado
- Heavy power

4454 & 4462 YORK STREET

Denver, Colorado 80216



For more information, please contact:

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