

Industrial Warehouse/Manufacturing Shop Space for Lease

2,500 - 7,900 SF

# S YORK S 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)

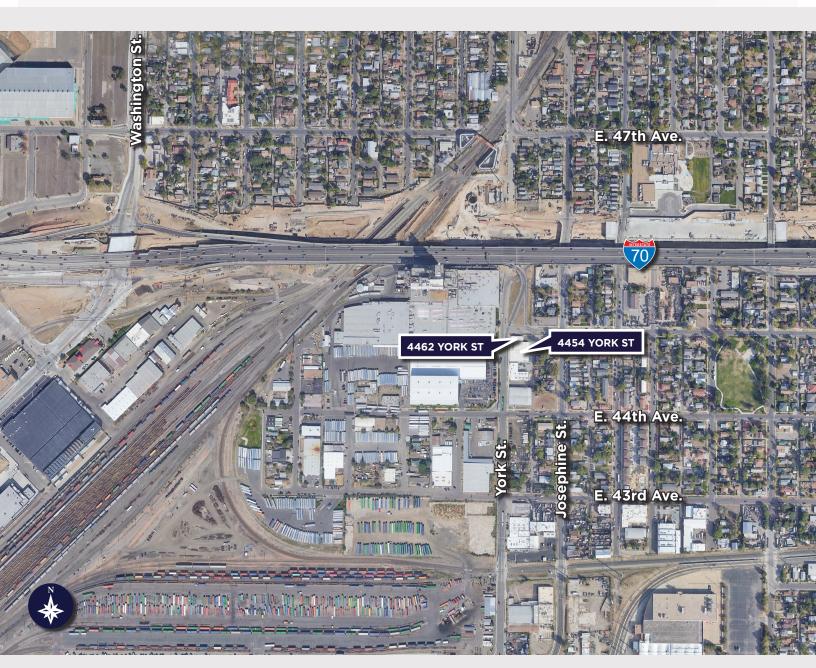
# **Property Highlights**

- 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

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For more information, please contact:

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