

25,773 SF AVAILABLE FOR LEASE

FREEWAY INDUSTRIAL CENTER

4744 FOREST STREET, UNIT Q
DENVER, COLORADO 80216



25,773 SF INDUSTRIAL SPACE FOR LEASE
LEASE RATE: \$6.75/SF/YEAR NNN

Property Features

Available SF	25,773 SF
Office SF	± 278 SF
Loading	3 Dock-high doors (10'x10') with mechanical pit levelers 2 Rail doors
Clear Height	22'
YOC	1972
City/County	Denver/Denver

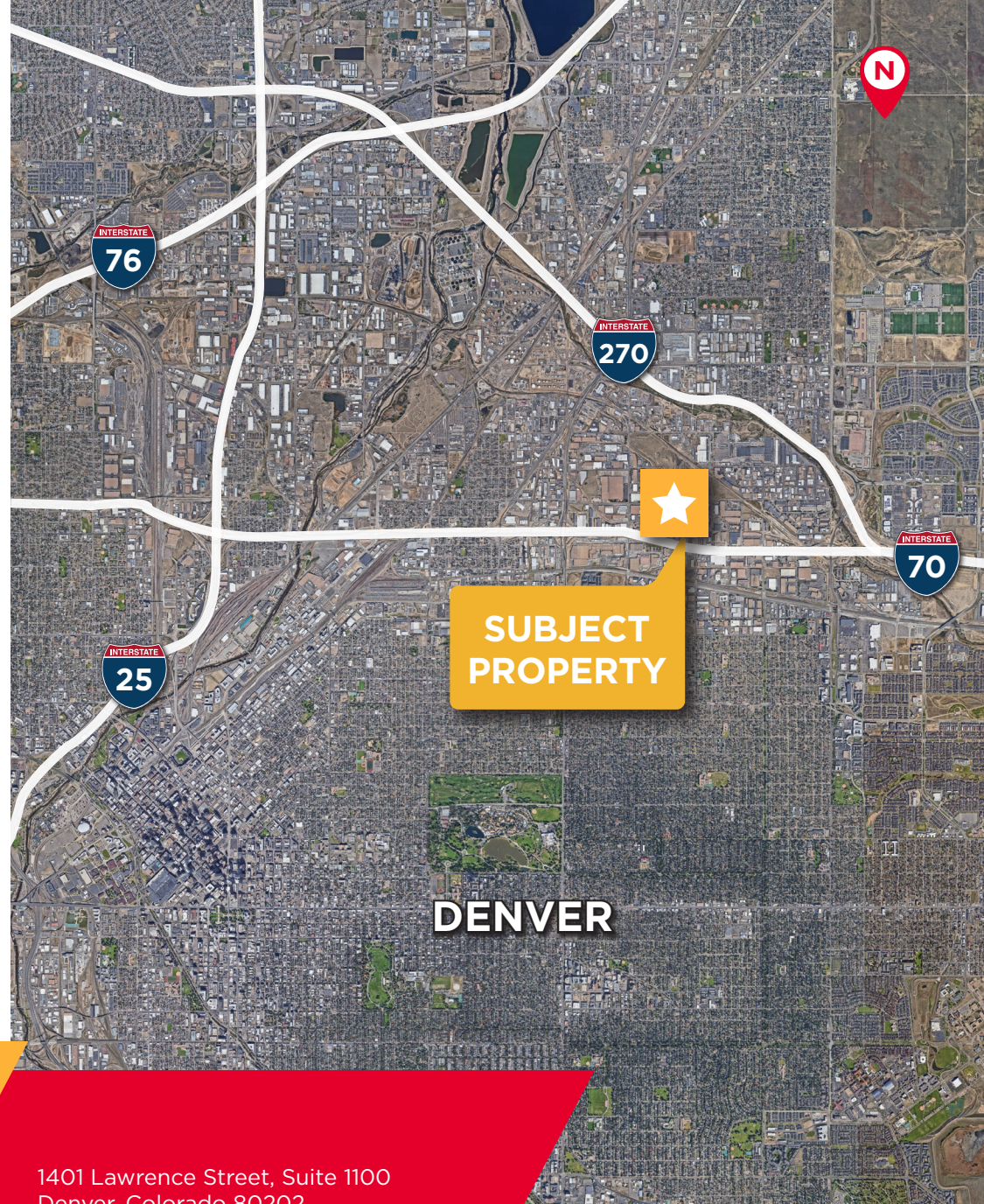
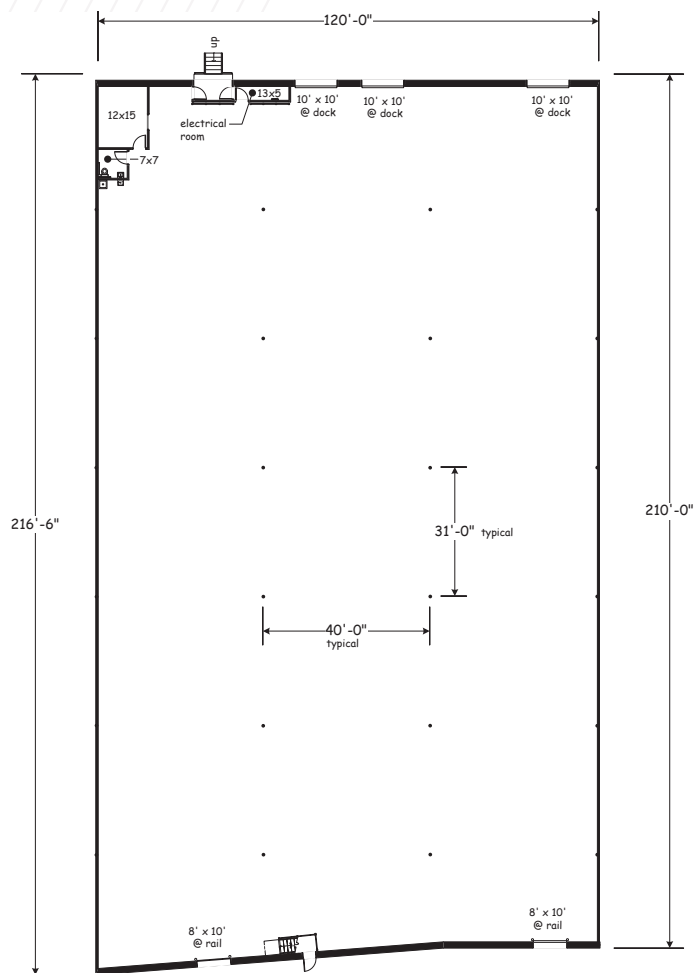
Zoning	I-B, UO-2
Sprinklered	ESFR
Power	3-Phase, 277/480v, 600 amps
Rail	Denver Rock Island
Rate	\$6.75/SF
Est. Expenses	\$3.54/SF (2025)

Property Highlights

- Central I-70 location
- ESFR fire sprinkler system
- Front Park/Front Load
- Secure truck court with automatic gates



Property owned by St. Paul Fire and Marine Insurance Company
a wholly owned subsidiary of the Travelers Companies, Inc.



FOR MORE INFORMATION, PLEASE CONTACT:

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