

6,000 SF AVAILABLE FOR LEASE

FREEWAY INDUSTRIAL CENTER

4770 FOREST STREET, UNIT B
DENVER, COLORADO 80216



CUSHMAN &
WAKEFIELD



6,000 SF INDUSTRIAL SPACE FOR LEASE
LEASE RATE: \$9.00/SF/YEAR NNN / AVAILABLE: JULY 1, 2025

Property Features

Available SF	6,000 SF
Office SF	± 1,004 SF
Loading	1 Dock-high door (8'x10') 1 Drive-in ramped door (10'x10')
Clear Height	18'
YOC	1973

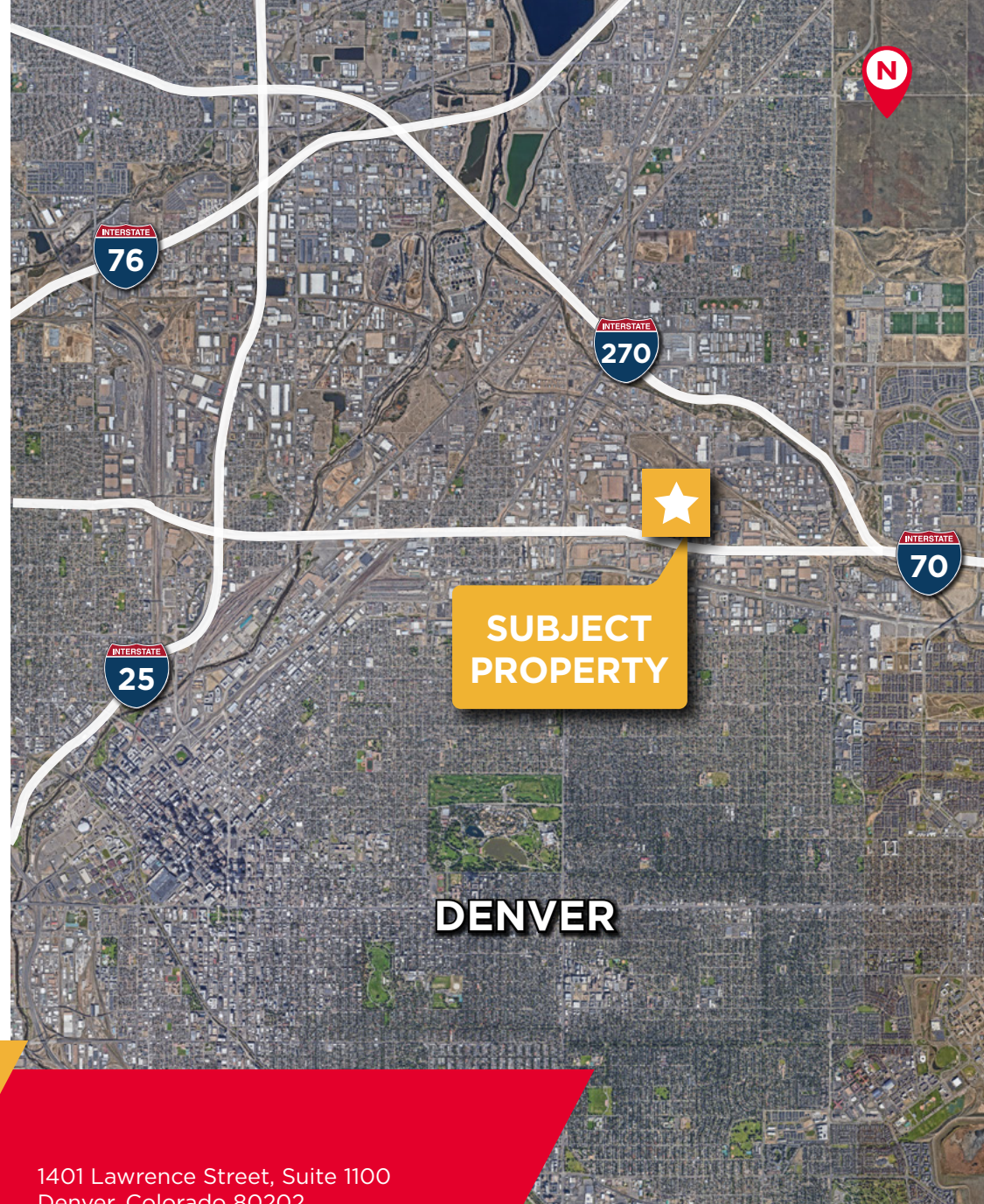
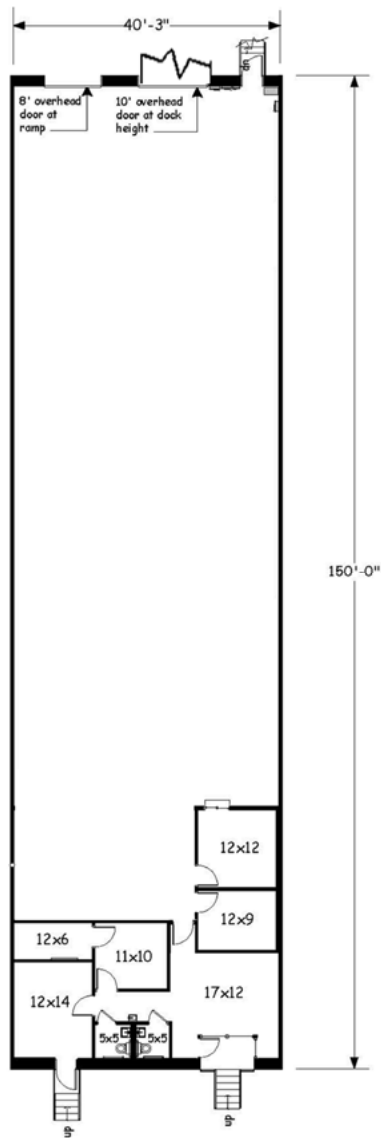
Zoning	I-B, UO-2
City/County	Denver/Denver
Sprinklered	Yes
Rate	\$9.00/SF
Est. Expenses	\$4.29/SF (2025)

Property Highlights

- Front Park/Rear Load
- Dock and drive-in loading
- Secure truck court with automatic gates
- Central I-70 location

TRAVELERS 

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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