



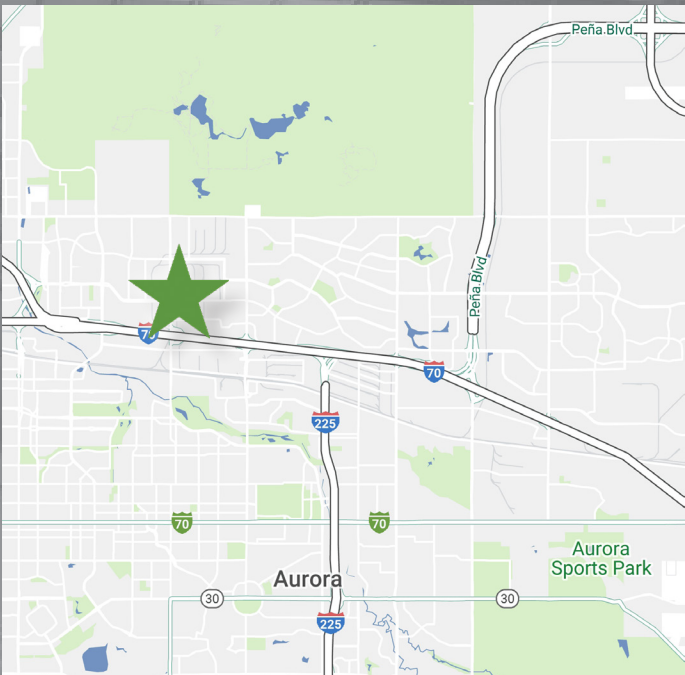
FOR LEASE ±30,302 SF

4721 Ironton St., Unit A Denver, Colorado 80239

Industrial warehouse/distribution building located at I-70 and Havana. Built in 1969, renovated in 2001. Front park/front load design. Dock-high and drive-in loading, nicely appointed office, heavy power, and LED lighting in the warehouse.

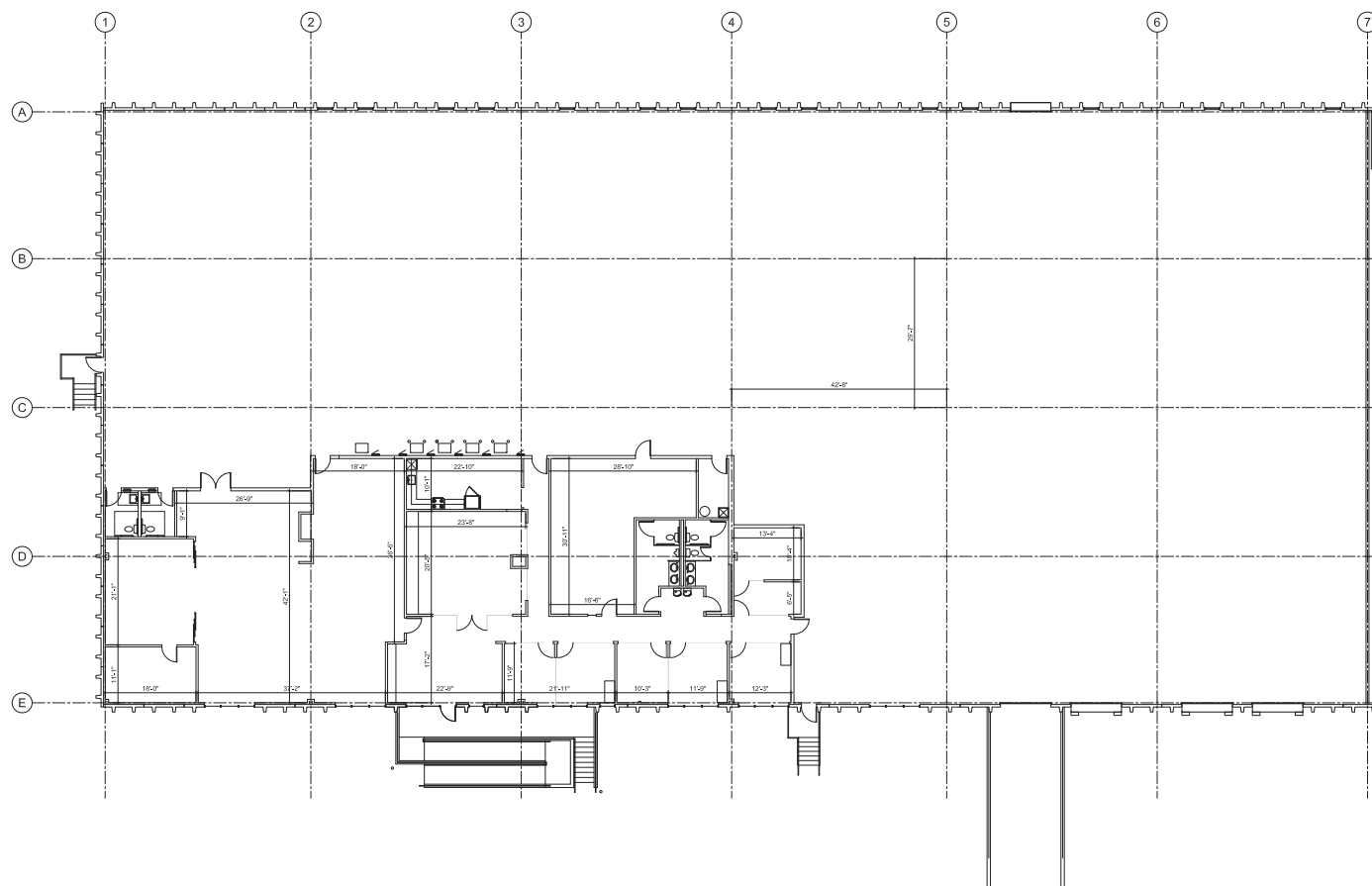
Highlights

Available SF:	± 30,302
Office SF:	± 6,415
Loading:	4 dock-high doors 1 drive-in door 1 rail door
Clear Height:	21'
Sprinklered:	Yes
Parking:	1.40/1,000 SF
Zoning:	I-2
Power:	2400A, 277/480v, 3PH (TBV)
2025 OPEX:	\$5.77/SF
Asking Base Rent:	Call Broker for Pricing



4721 Ironton St., Unit A
Denver, Colorado 80239

Space Plan



Owner Contact

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Broker Contact

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