



# 4912

LIMA STREET



## 9,144 SF

Industrial Space For Lease | Denver, Colorado 80239



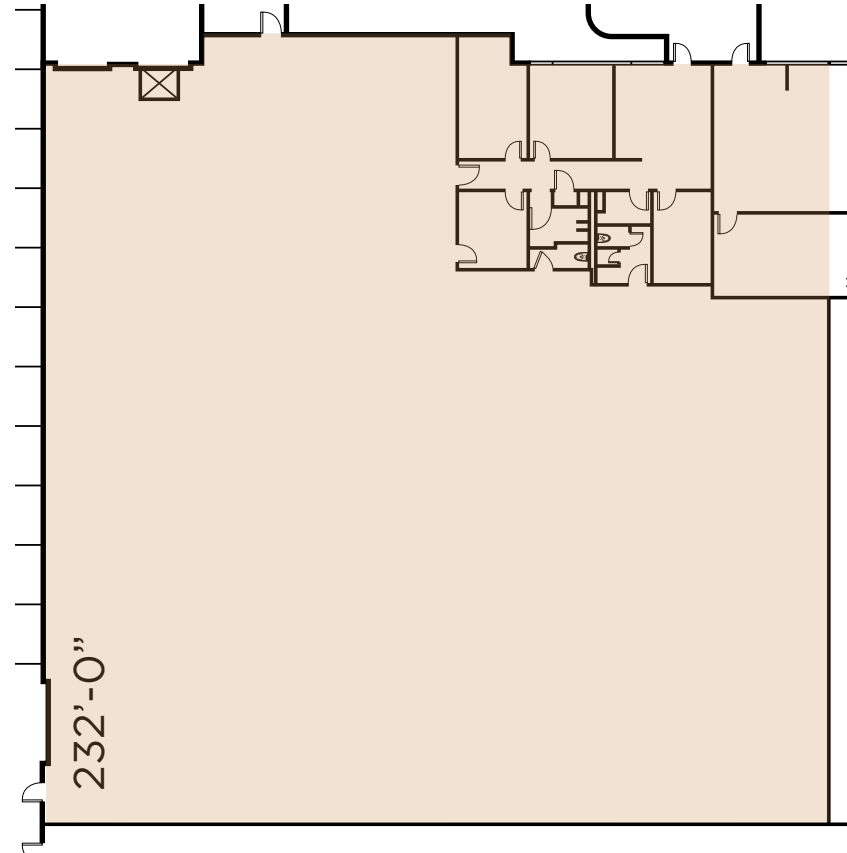
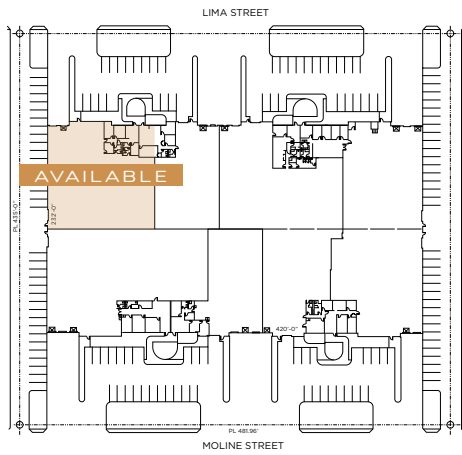
CUSHMAN &  
WAKEFIELD



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## 9,144 SF Available 2/1/2027

- 1,240 SF of office space
- One (1) dock high door
- One (1) drive-in door (9'x12' with ramp)
- 21' clear height
- Sprinklered
- I-B, U0-2 Zoning
- \$4.56/SF operating expense
- 3 phase power (TBV)
- Contact Agent for lease rate



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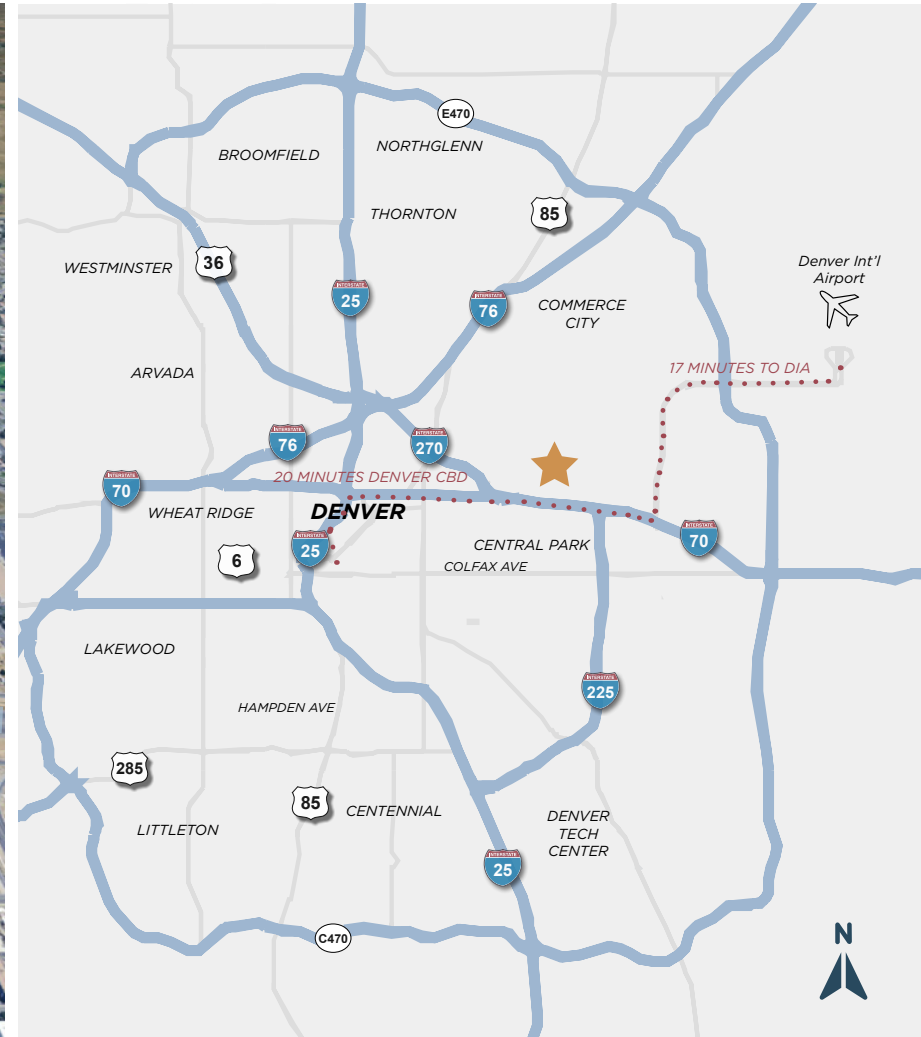
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# EFFICIENT LOCATION

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