

4755 Washington Street Denver, Colorado 80216



18,987 SF Central Industrial Building **For Lease or Sale**

PROPERTY FEATURES & HIGHLIGHTS

Available SF: 18,987 SF

Office SF: ±3,200 SF (2 stories)

Site Size: 0.78 AC (33,945 SF)

Clear Height: ±23'

Loading: (4) 16' x 16' Grade Level Doors
(Drive Thru capabilities)
(1) 12' x 16' Grade Level Door

Zoning: I-A, UO-2

Power: 3-phase (TBV)

Parking: ±0.30 AC fenced parking/yard area
& additional on street

Lease Rate: \$7.50/SF NNN

OpEx: \$3.42/SF (Est. 2026)

Sale Price: \$2,380,000 (\$125/SF)

Cranes: (4) 5-Ton Cranes



±0.30 Acre fenced parking/yard area
(paved and gravel)



New office refresh



New LED lighting and unit heaters in
the warehouse



Oversized drive-in doors with drive
thru bays



Central Denver location within
minutes of Downtown Denver and
multiple thoroughfares



Potential redevelopment
opportunity

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