

4695 IRONTON STREET

Denver, CO 80239

SERVICE/REPAIR/MAINTENANCE BLDG.

20,711 SF FOR SALE OR LEASE

3.46 AC



FOR LEASE INFORMATION:

PAUL KAHN

paul.kahn@streamrealty.com
M 303.378.7818

RACHEL CANELLA

rachel.canella@streamrealty.com
M 720.985.7983

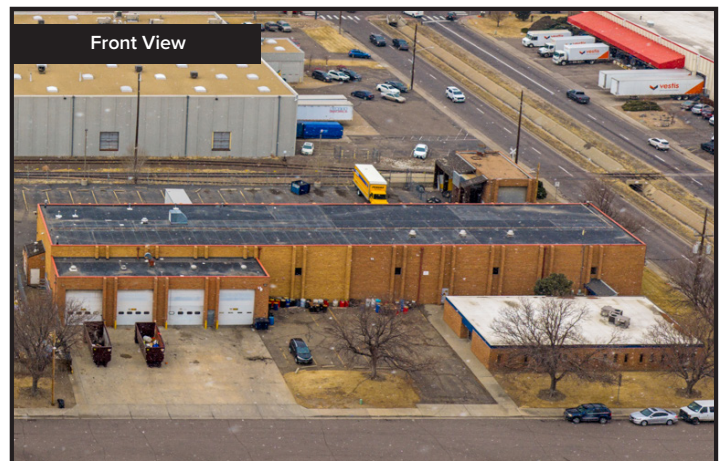
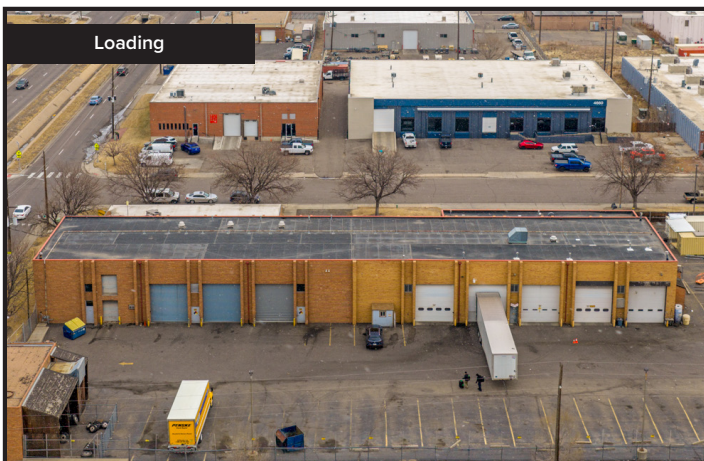
STREAM®

BUILDING SPECIFICATIONS

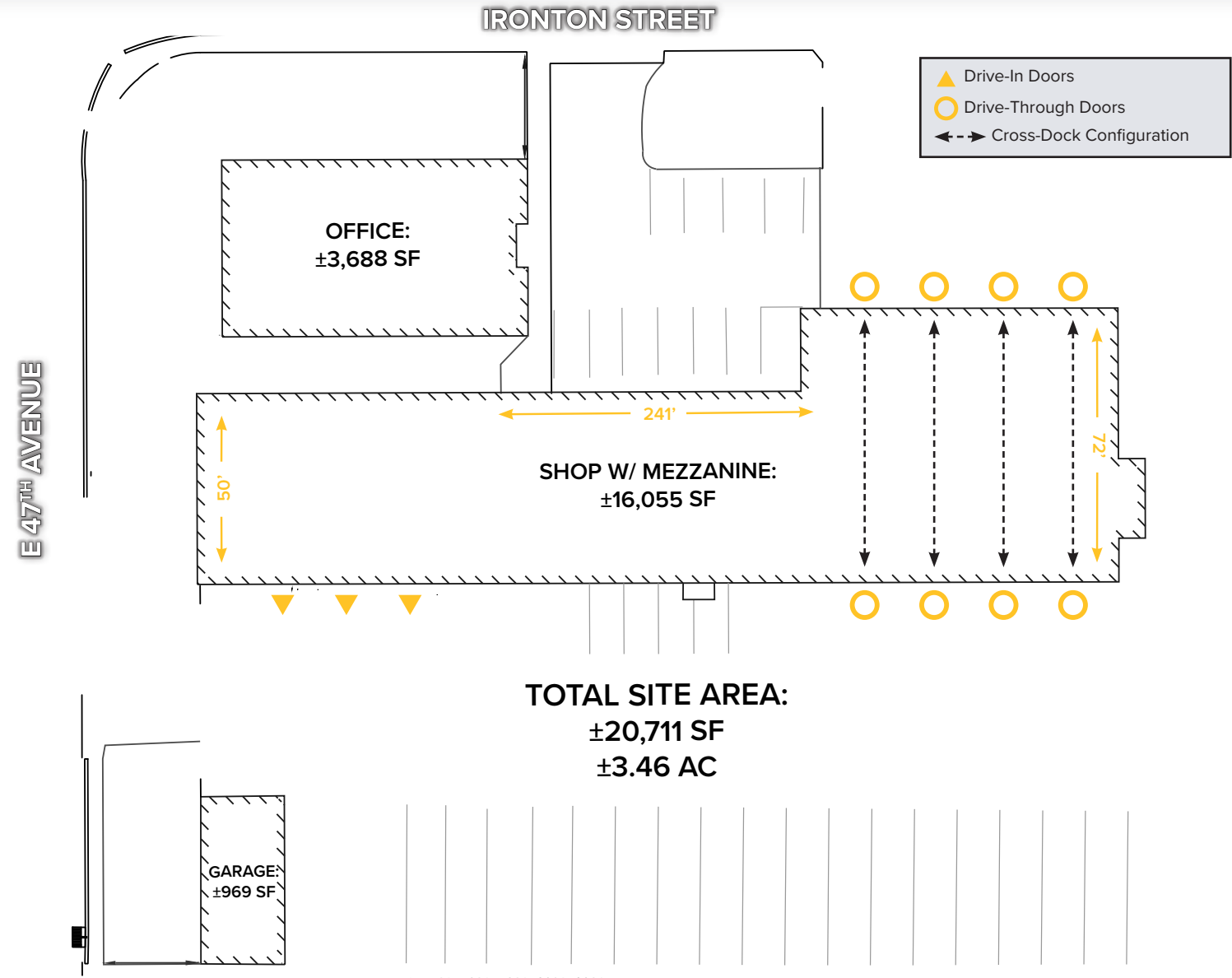
HIGHLIGHTS

- **Prime Central Denver infill location** in the Central Park submarket with immediate access to I-70 and I-270, offering strong regional connectivity and labor access.
- **Ample loading** for all business needs. This building comes equipped with eleven drive-in doors and four drive-through bays.
- **Rare standalone industrial building** in a supply-constrained infill market with strong visibility and long-term tenant demand.
- **Highly functional shop improvements** including radiant heat, floor drains, and a 5-ton crane spanning the length of the shop.
- **Fully paved and secured yard** with fencing, lighting, and electric gate for efficient outdoor operations.
- **Well-served utilities** with on-site gas and multiple water connections supporting flexible operations.
 - ▷ Gas delivered by 3/4" service lateral from a 4" main

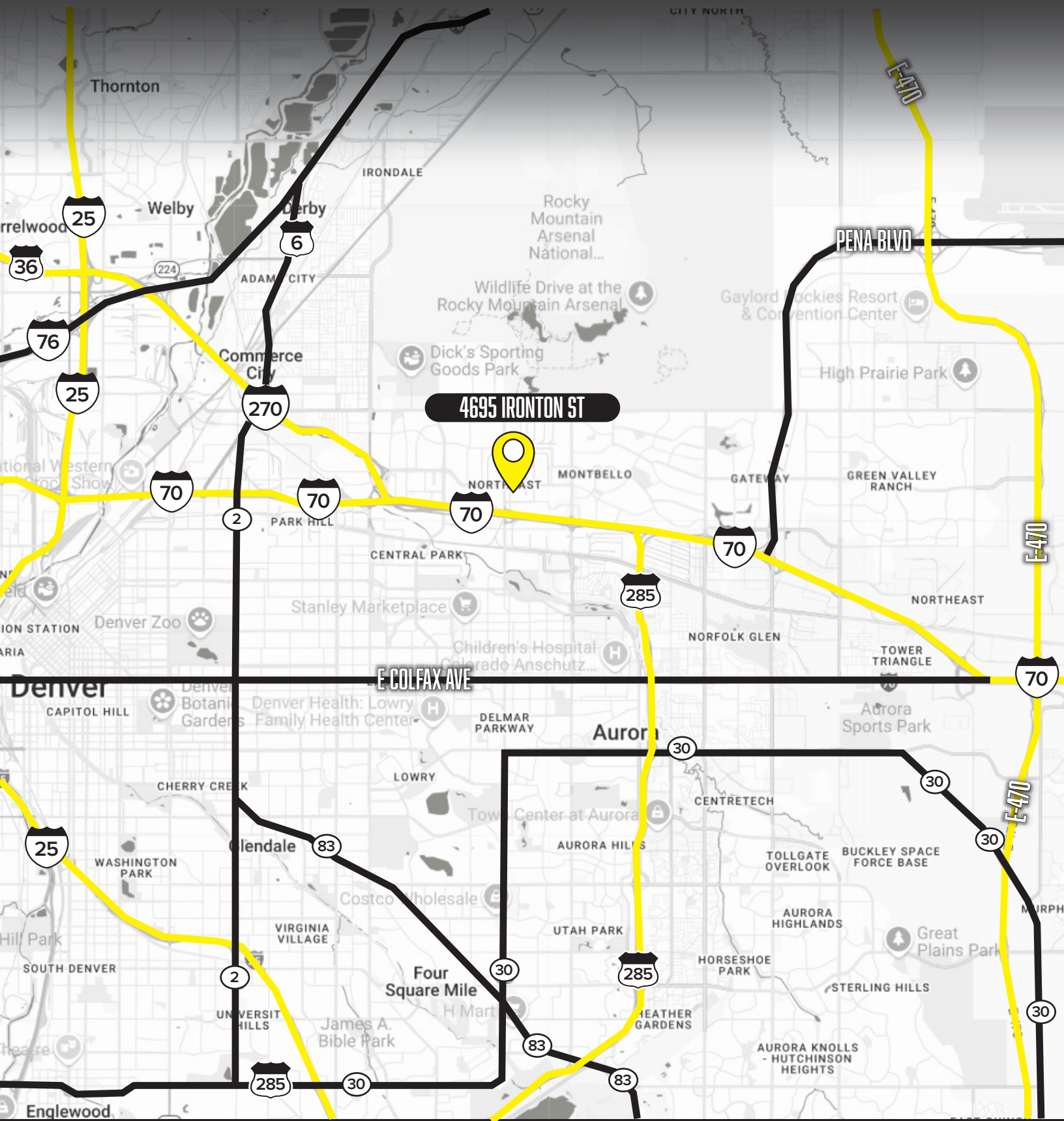
ADDRESS	4695 Ironton St. Denver, CO 80239
BUILDING SIZE	20,711 SF (Total) – Mezzanine: ±1,958 SF – Office: ±3,688 SF – Shop: ±14,097 SF – Garage: ±968 SF
LOT SIZE	±3.46 AC
CLEAR HEIGHT	21' - 25'
LOADING	11 Drive-In Doors (14'x16')
ZONING	I-2, Denver
YEAR BUILT	1967, 1979, 1987
PARKING RATIO	6.05/1,000 SF (122 spaces)
POWER	600 amps, 208/120 volt, 3 phase, 4 wire
AVAILABILITY	Negotiable
ASKING RATE	Contact broker
PRICE	Negotiable
EXPENSES	Taxes 2026: \$4.56 psf Insurance: ±\$0.79 psf PM Fee: ±\$0.62 psf Expense Estimate: \$5.97 psf
SPRINKLER	In shop building - standard response, wet pipe system w 4" riser.



SITE PLAN



MAP



FOR LEASE INFORMATION:

PAUL KAHN

paul.kahn@streamrealty.com
M 303.378.7818

RACHEL CANELLA

rachel.canella@streamrealty.com
M 720.985.7983

STREAM®