

DANIS & MARCUS | INDUSTRIAL SALE OR LEASE

# 4455 Garfield St.

DENVER, CO 80216

## WAREHOUSE FOR SALE OR LEASE

14,686 SF | 0.5 AC

Fenced outdoor storage



Remodeled 2025



New Roof

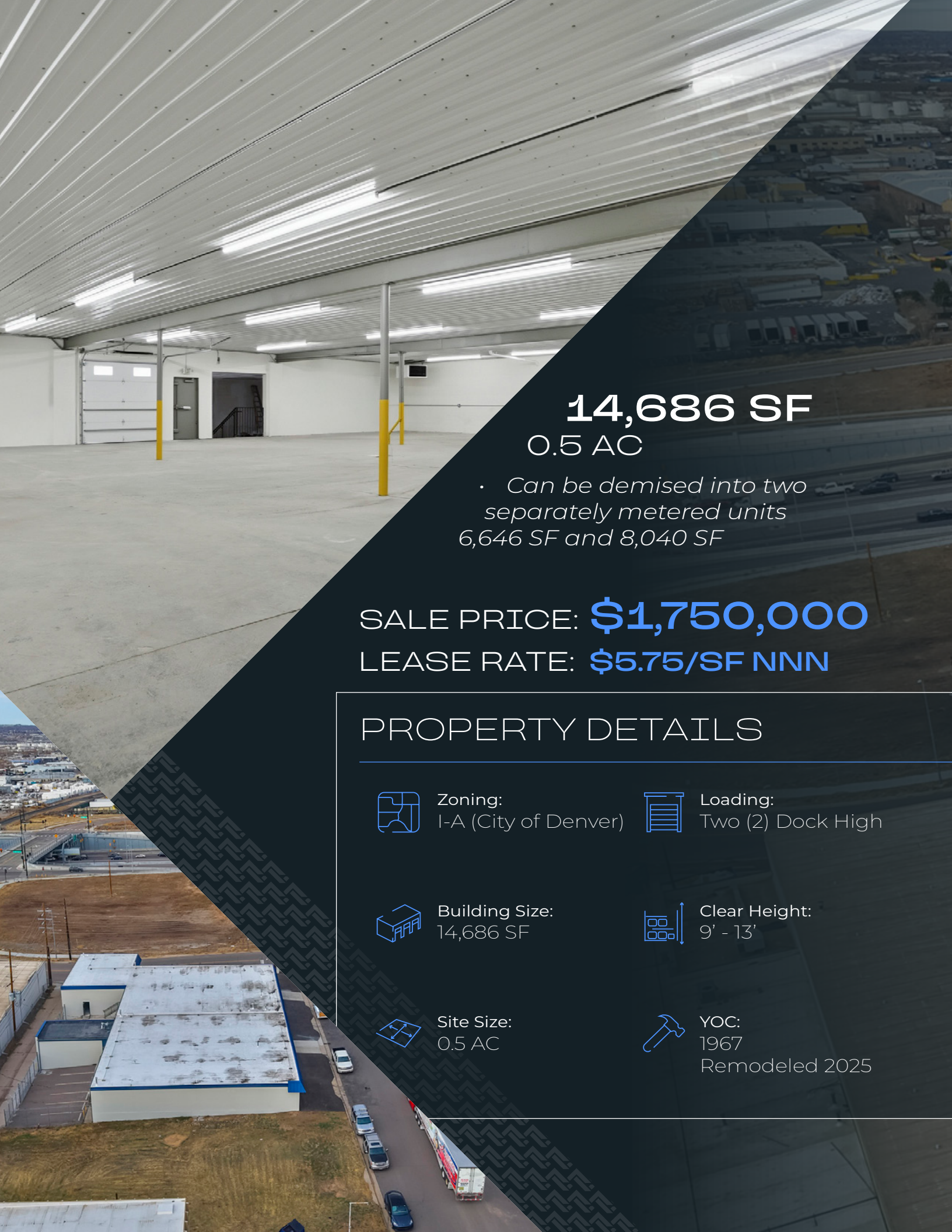


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**14,686 SF**  
0.5 AC

- Can be demised into two separately metered units 6,646 SF and 8,040 SF

SALE PRICE: **\$1,750,000**

LEASE RATE: **\$5.75/SF NNN**

## PROPERTY DETAILS



Zoning:  
I-A (City of Denver)



Loading:  
Two (2) Dock High



Building Size:  
14,686 SF



Clear Height:  
9' - 13'



Site Size:  
0.5 AC



YOC:  
1967  
Remodeled 2025

# 4455 Garfield St.

DENVER, CO 80216

Fenced outdoor  
storage

New Roof

Drive-In  
Loading

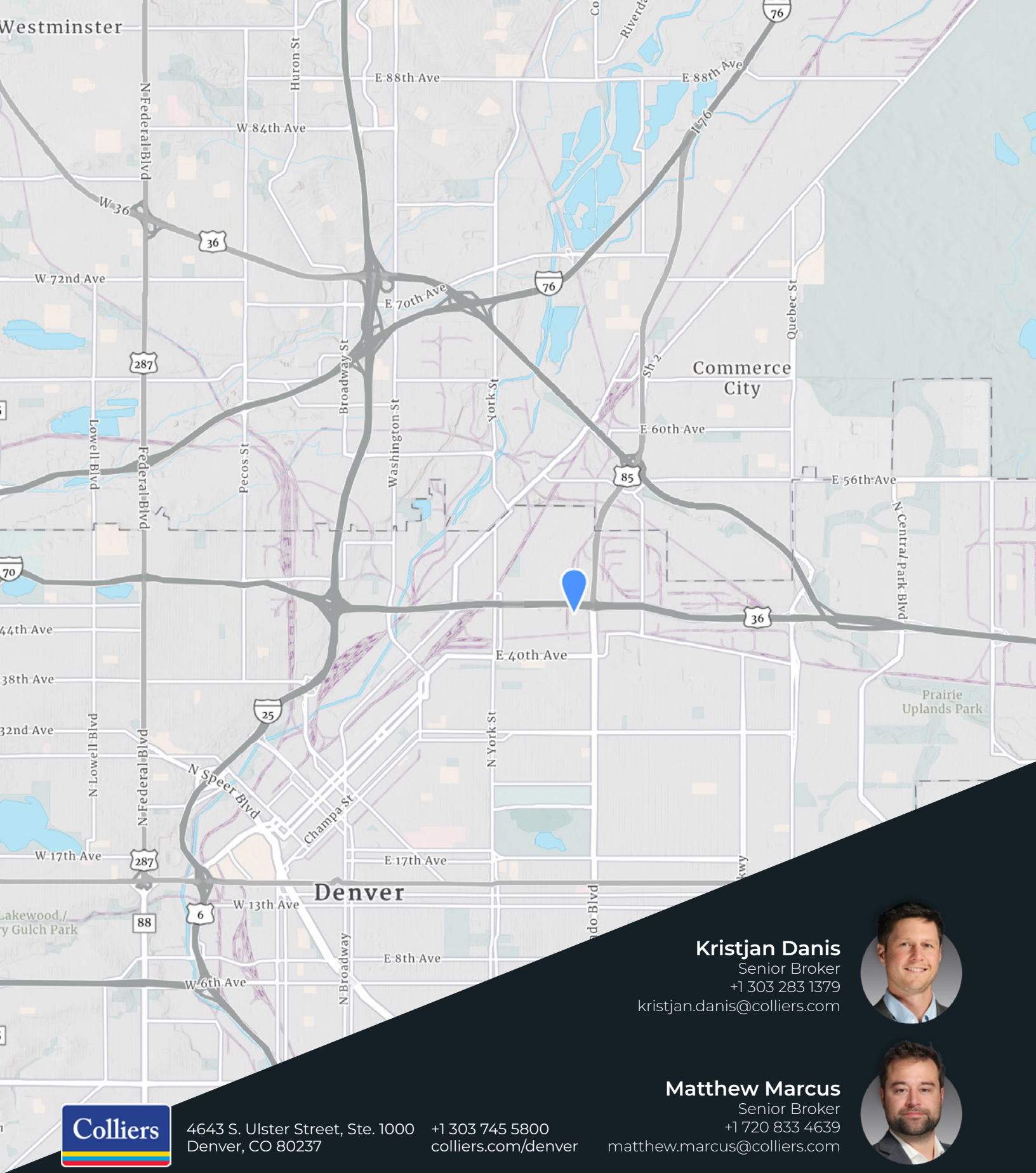
Dock High  
Loading

**UNIT B**  
8,040 SF  
\$956,760.00

**UNIT A**  
6,646 SF  
\$790,874.00

Can be  
demised  
into two  
separate  
units that  
are separately  
metered for gas  
and water

**E. 45TH AVE.**  
**GARFIELD ST.**



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