

4890 Ironton Street  
Denver, Colorado

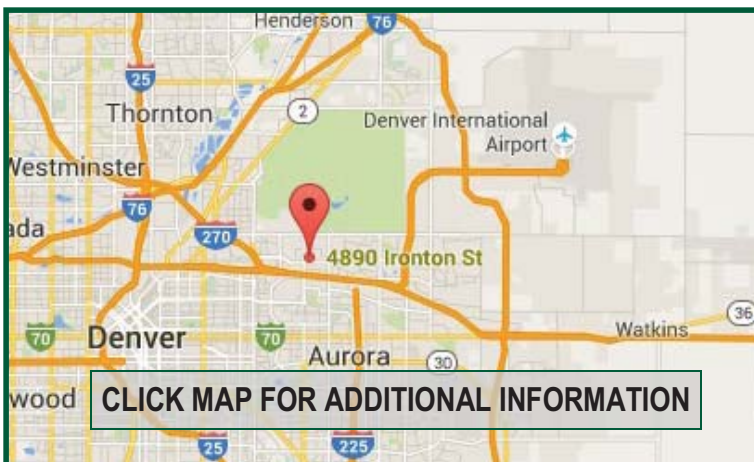
**M B R C**

**FOR LEASE**



### **AVAILABILITY:**

**UNIT IJ .....3,600SF (\$3,600/MONTH MG)**  
**UNIT K .....1,845SF (\$2,100/MONTH MG)**  
**UNIT IJK ..... 5,445SF (\$5,500/MONTH MG)**



### **PROPERTY DESCRIPTION:**

LOCATED NORTH OF THE HAVANA & I-70 INTERCHANGE, THIS ATTRACTIVE INDUSTRIAL PARK PROVIDES GREAT ACCESS TO I-70, I-270, & I-225. THIS PROPERTY IS LOCATED IN THE DENVER ENTERPRISE ZONE. THIS BUILDING OFFERS VERY VERSATILE SMALLER "FLEX" SPACES.

**MICHAEL BLOOM**  
**REALTY COMPANY**

300 S. Jackson St. Suite 440 • Denver, CO 80209  
Main (303) 295-2525 • Fax (303) 298-1919

### **IMPORTANT FEATURES:**

- FRONT PARK, REAR LOAD
- CUSTOM OFFICES
- 14' CLEAR HEIGHT
- DENVER I-B INDUSTRIAL ZONING
- CONCRETE TILT-UP CONSTRUCTION
- HIGH SPEED INTERNET AVAILABLE

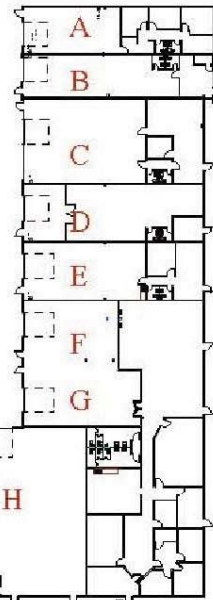
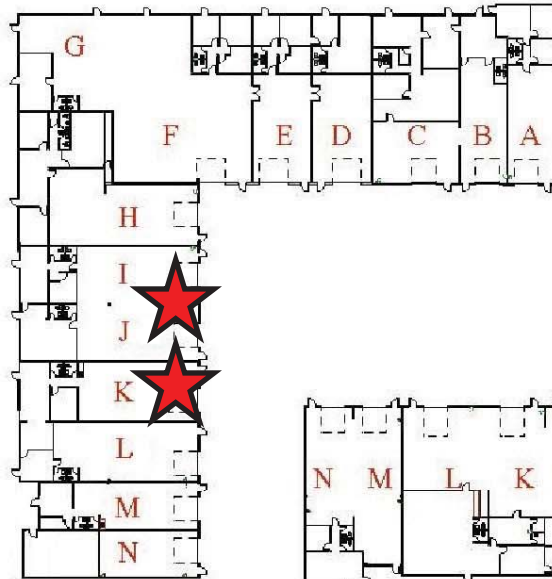
Available	Total SF	Office SF	Loading	Power
4890 Ironton, Unit IJ	3,600	1,400	2 Drive-In Doors	Single Phase Three Phase
4890 Ironton, Unit K	1,845	575	1 Drive In	TBD

**IJM Industrial Complex**  
4890 Ironton Street & 4895 Joliet Street



**East 49th**

**4890 Ironton Street**



**4895 Joliet Street**

**Ironton**

**Joliet**

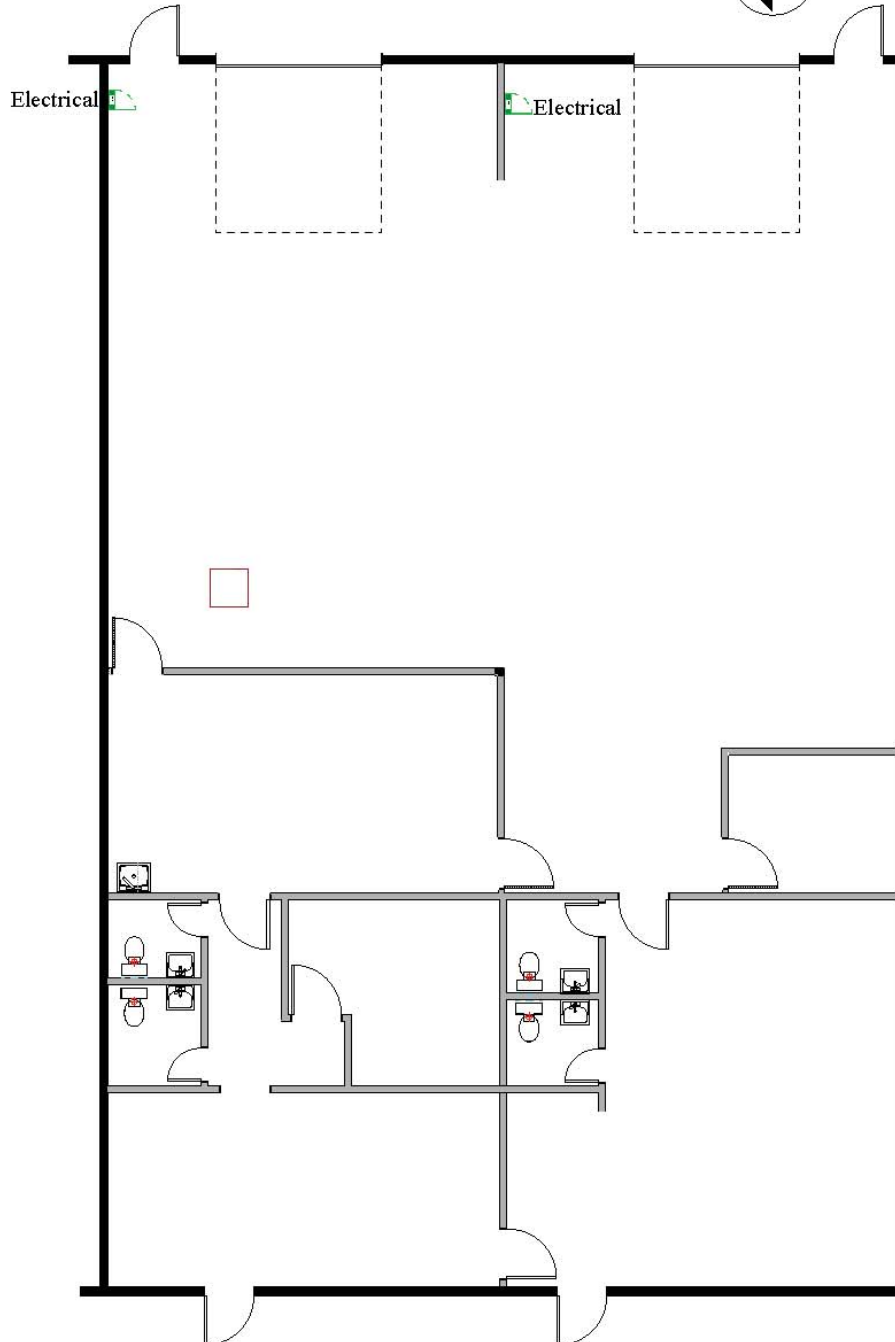
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**Site Plan**  
Scale: 1:900

# 4890 Ironton Unit I & J



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**Floor Plan**

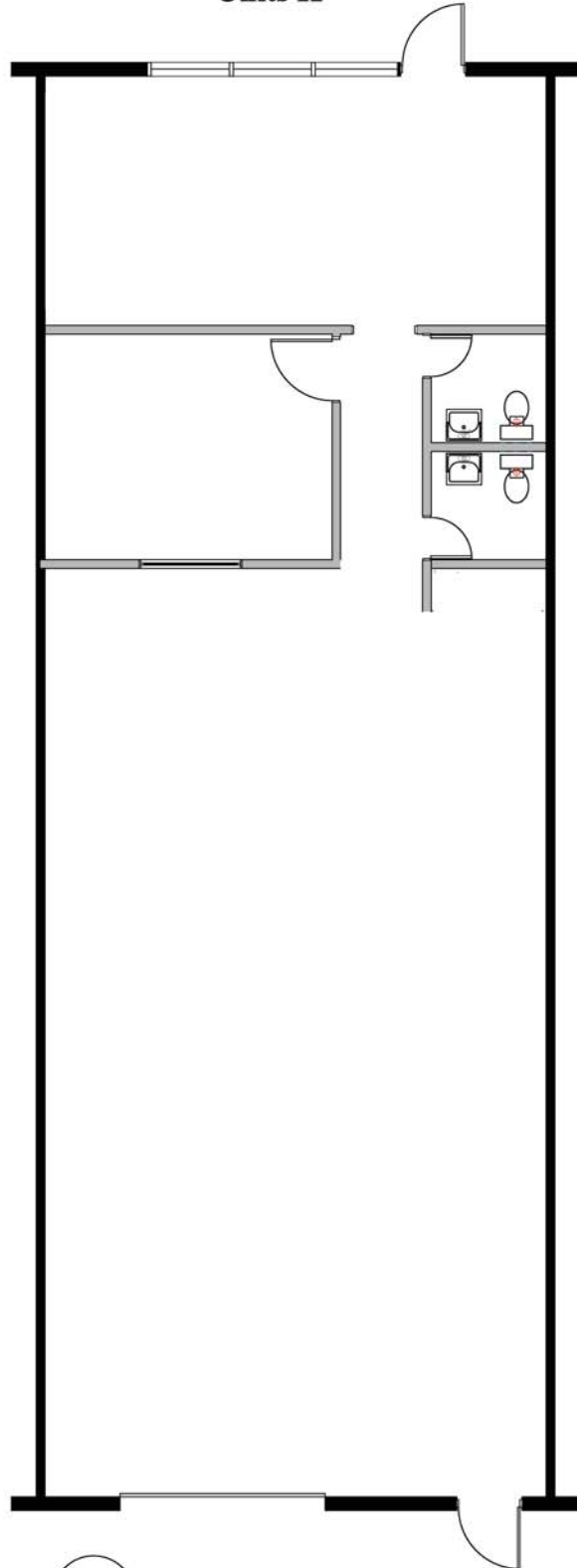
Scale: 1" = 10 ft

3,600 sq

Date 9/11/13

**Beaver Builders, LLC** - Rick Beaver  
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**4890 Ironton**  
Units K



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**Floor Plan**  
Scale: 1/8" = 1'-0" 1,845 sf