

# Industrial Building For Sale | Denver, CO

3930-3940 Holly Street, Denver CO 80207

## Fully Leased Investment Opportunity

Desirable Northeast Denver Location



OPPORTUNITY  
NOW



## PROPERTY HIGHLIGHTS

- Multi-Tenant Building
- Unit 3930 (5,503 SF): NNN Lease expires 11/30/2026
- Unit 3940 (9,976 SF): NNN Lease expires 8/31/2023
- Power: 900 Amps (To Be Verified)
- Clear Height: +/- 14'
- Loading: Four (4) Dock High Doors
- Recent Building Upgrades and Improvements
- New Roof (2022)
- Just minutes from I-70 and a short drive to Downtown Denver, Aurora and I-225

## THE SPECIFICS

- Purchase Price: \$2,975,000
- Building: 15,479 SF
- Lot Size: 0.53 AC
- Zoning: I-A
- Located in an Opportunity Zone



## CONTACT INFORMATION

### Colin Clancy

Vice President

O: 303.825.1735 x3006

C: 720.352.5334

cclancy@broadstreetrealty.com

### Broad Street Realty, Inc.

1479 Wynkoop Street | Denver, CO 80202

[www.broadstreetrealty.com](http://www.broadstreetrealty.com)

Washington, DC | Maryland | Virginia | Colorado