



OFFICE INDUSTRIAL RETAIL INVESTMENTS



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NE DENVER INDUSTRIAL PROPERTY FOR LEASE

4100 Grape St., Denver, CO 80216



This 39,840± SF building can be subdivided. There are 4 dock high door and one drive in door. Clear height is 16 ft. Plenty of 3-phase power. Zone I-A, Uses are Manufacturing, Warehouse, Auto Repair/Sales and many others. Great location of Smith Rd, just west of Holly.

OFFERED FOR LEASE AT: \$8.75/SF NNN

NNN's estimated at \$1.85/SF

Fuller Real Estate, LLC

5300 DTC Pkwy, Suite 100

Greenwood Village, CO

303.534.4822 | 303.534.9021 fax

www.FullerRE.com



Andrew Dodgen
(720) 287-5412

ADodgen@FullerRE.com



Bob Leino

(720) 287-5402

BLeino@FullerRE.com



DEMOGRAPHICS:

(CoStar 2018)

	1 Mile	3 Miles	5 Miles
Population:	11,412	129,804	268,769
Households:	4,538	47,015	95,970
Median HH Income:	\$72,944	\$80,816	\$77,946
Median Age:	35.00	34.90	35.10

