



## WAREHOUSE FOR LEASE

\$8.90/sf NNN

NNN: \$2.75/sf

### Space Available

Suite 110: 12,426 sf (1,410 sf office)

*Additional 0.40 acre fenced/paved/lighted yard available for lease (price is negotiable).*

### Property Highlights

- Building Size: 33,715 sf
- City/County: Denver/Denver
- Zoning: I-A
- YOC: 1988
- Parking: Above standard industrial zoned
- Configuration: Front park/rear load
- Clear Height: 19'-3" to structure
- Power: 120/208 volt, 225 amp, 3p
- Loading: Two (2) drive-in doors (additional two (2) drive-in doors possible)

### Other

- New, never occupied 1,410 sf office area
- Located in Montbello Industrial submarket
- Quick access to I-70 (0.95 miles) via Peoria Street, I-225 (2 miles) and I-270 (3.5 miles)
- Excellent proximity to DIA (15.8 miles)
- Steps away from a convenience store, gas station, retail, restaurants, banking and bus stop
- Excellent space for contractors and service companies

# 4730 Paris Street Office/Warehouse Space for Lease



Partnership. Performance.

For more information, please contact:

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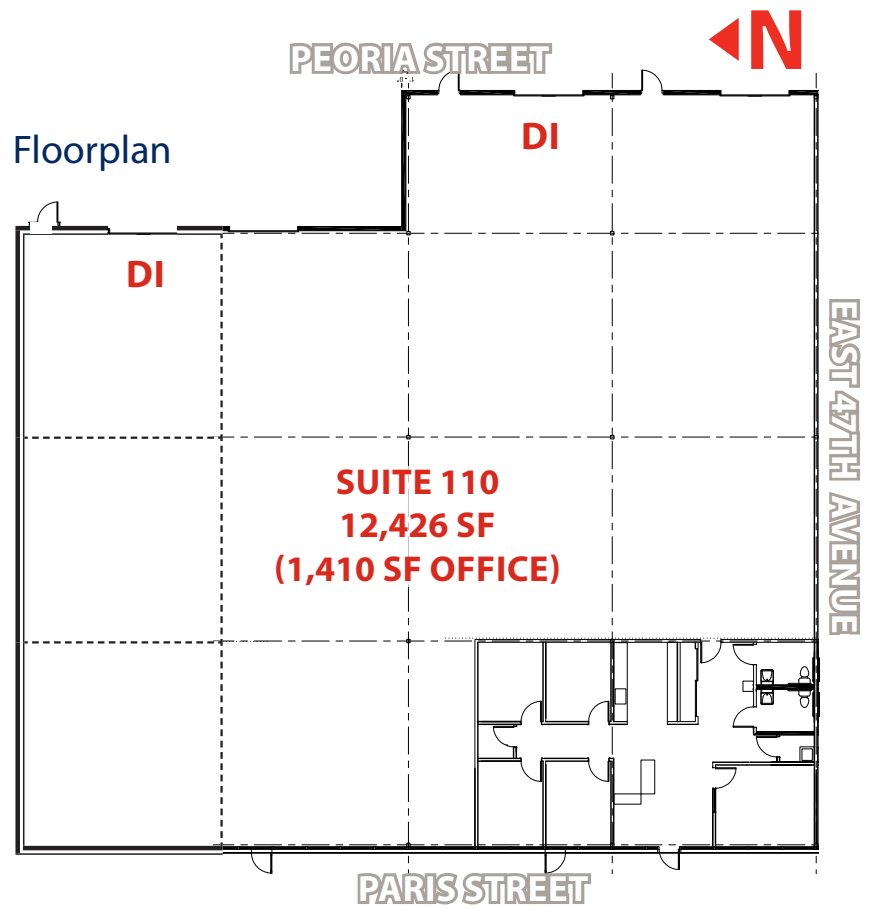
Platinum member

4730  
PARIS STREET  
DENVER, CO

Location Aerial



Property Photos



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