

# FOR LEASE | INDUSTRIAL WAREHOUSE SPACE



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

2696 S. Colorado Blvd  
Suite 320

Denver, CO 80222

(303) 765-4344 O

**John Fairbairn**

[john@denverofficespace.com](mailto:john@denverofficespace.com)

(303) 226-4764

&

**Rick Giarratano**

[rick@denverofficespace.com](mailto:rick@denverofficespace.com)

(303) 226-4765

&

**Mike Lindquist**

[mike@denverofficespace.com](mailto:mike@denverofficespace.com)

(303) 226-4768

4920-4970 Iris St. | Wheat Ridge, CO

FOR LEASE | \$\_\_\_\_\_/SF NNN



**Available Sizes**..... 950 - 7,500 sf; Full floor option!!

**Total Building Size**..... 26,930 sf

**Land Size** ..... 0.65 AC (28,466 sf)

**Zoning** ..... B-1

**Built**..... 1978

**Parking**..... 65 Surface Spaces, 3.00/1,000 sf

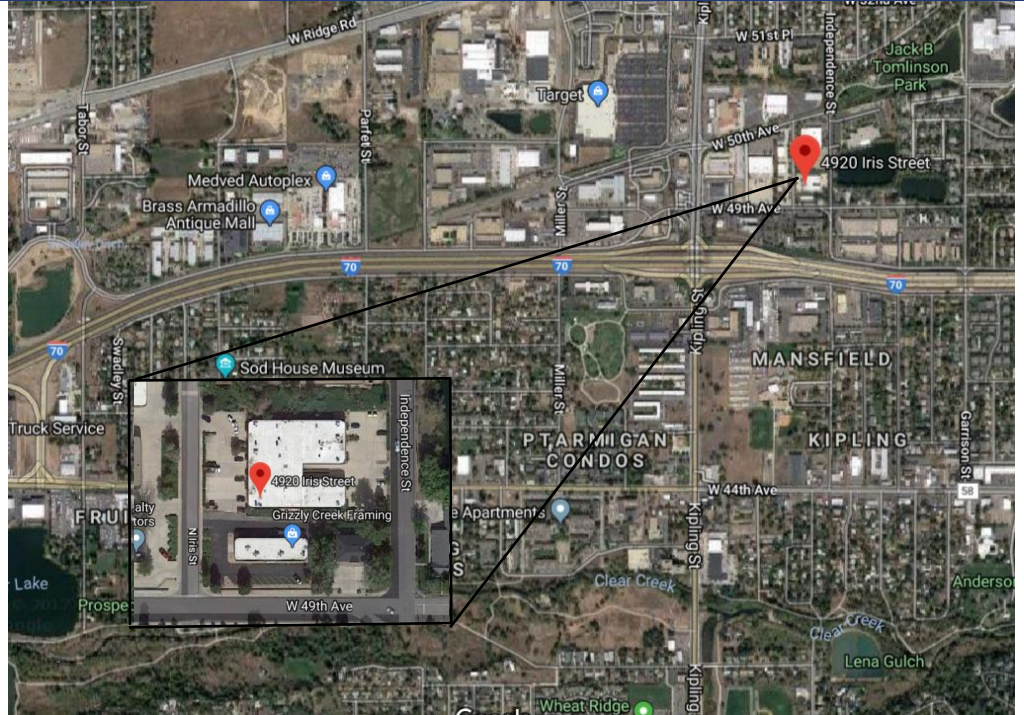
The information above has been obtained by sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to individually confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors, which shall be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine your satisfaction and the suitability of the property for your needs.

# FOR LEASE | Industrial Warehouse Space



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

2696 S. Colorado Blvd  
Suite 320  
Denver, CO 80222  
(303) 765-4344 O



## Property Highlights

- > Rates very competitive to the sub market
- > Great western views
- > Adjacent to Pulaski Park and Gates Tennis Club
- > 2 blocks from Cherry Creek Mall
- > Excellent walkability to surrounding restaurants and retail amenities
- > Off street parking and additional street parking
- > Local Ownership and Management
- > Newly renovated elevators and common areas

**John Fairbairn**

[john@denverofficespace.com](mailto:john@denverofficespace.com)

(303) 226-4764

&

**Rick Giarratano**

[rick@denverofficespace.com](mailto:rick@denverofficespace.com)

(303) 226-4765

&

**Mike Lindquist**

[mike@denverofficespace.com](mailto:mike@denverofficespace.com)

(303) 226-4768

The information above has been obtained by sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to individually confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors, which shall be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine your satisfaction and the suitability of the property for your needs.