

For Sale



4525 Ironton Street



Asking price

\$6,265,500 or \$150.00 psf



Size

41,770 square feet



Location / Zoning

City and County of Denver

I-2 Zoning

79.127 mill levy



Taxes (2018)

\$63,072.70 or \$1.51 psf



Ceiling Height

21'



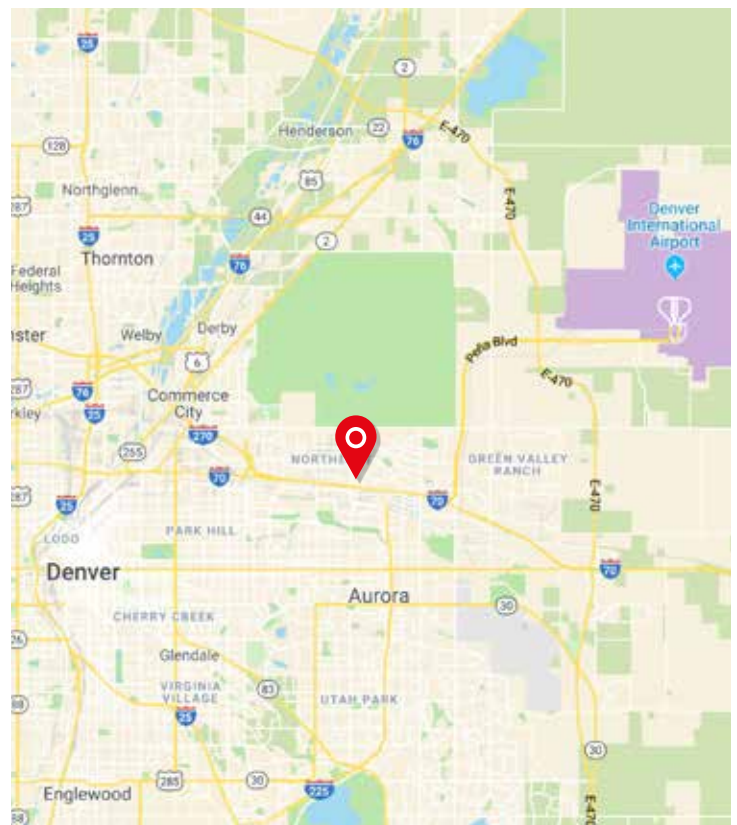
Loading

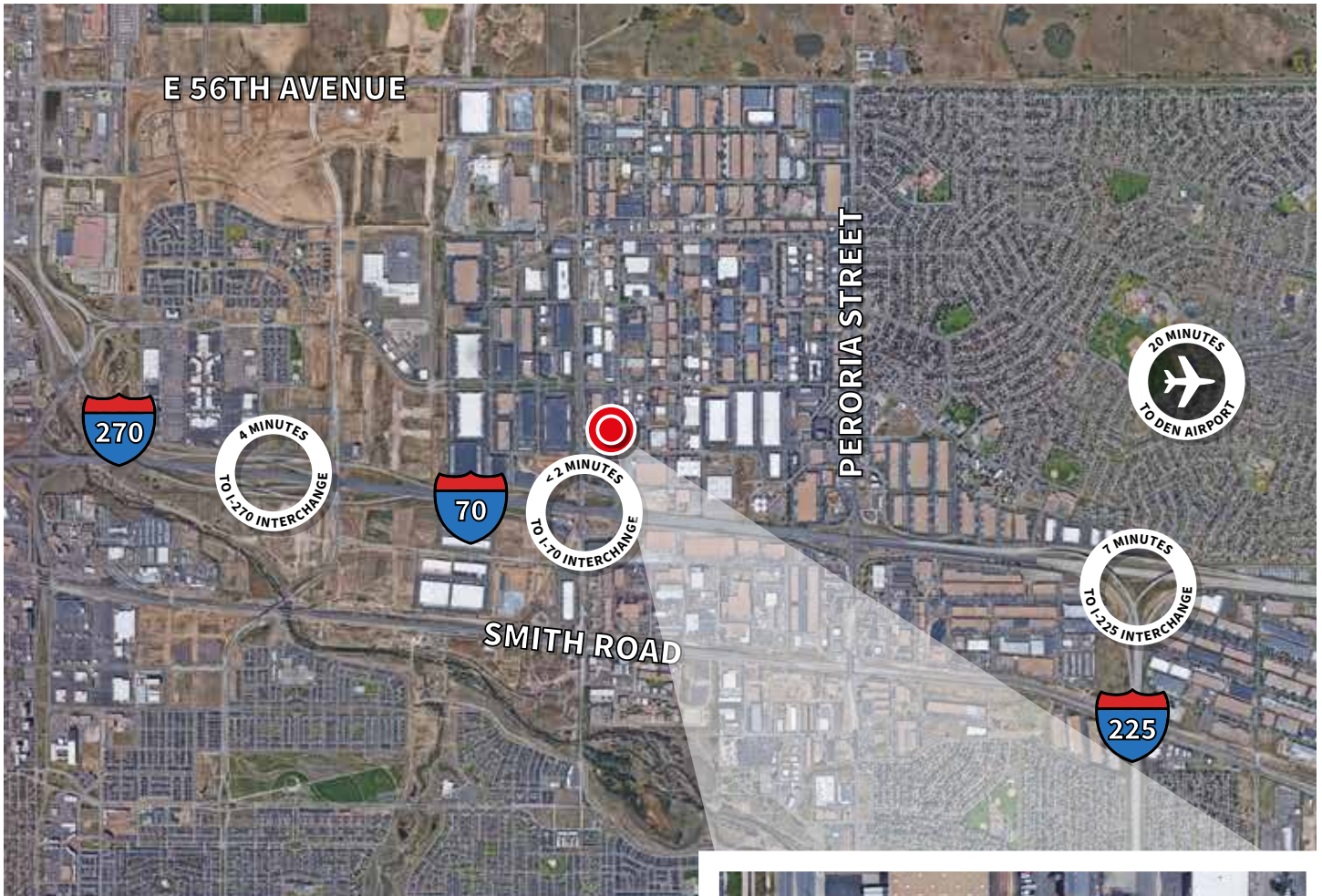
4 dock doors, 2 drive ins (14' height)



Power

3,000a/120-480 v 3p heavy





Property Highlights

- Easy access to I-70, I-225, and I-270
- Located in prominent industrial park
- Month-to-month tenant in place
- Located in Denver County Enterprise Zone

DRIVE TIMES



Downtown



DEN Airport



Boulder



Fort Collins

For more information please contact:

Carmon Hicks, SIOR
 +1 303 217 7975
 carmon.hicks@am.jll.com

Mitchell H. Zatz, SIOR
 +1 303 217 7972
 mitch.zatz@am.jll.com

Jason White
 +1 303 390 5200
 jason.white@am.jll.com

