

2480 W 4th Ave - Bldg 2 - Bryant Street Quad



Location: **Bldg 2**
AKA Bryant St
Central Ind Cluster
Lower Central Ind Submarket
Denver County
Denver, CO 80223

Building Type: **Class C Warehouse**

Status: **Built 1970**
 Tenancy: **Multiple Tenant**

Land Area: **7.12 AC**
 Stories: **1**
 RBA: **50,240 SF**

Management: **Westcore Properties**
 Recorded Owner: **2475 W 2nd Avenue Invtrs Llc**

Total Avail: **7,434 SF**
% Leased: 100%

Ceiling Height: **15'0"**
 Column Spacing: **-**
 Drive Ins: **2 - 10'0" w x 14'0" h**
 Loading Docks: **3 ext**
 Power: **300-2400a/120-240v 3p**

Crane: **None**
 Rail Line: **None**
 Cross Docks: **Yes**
 Const Mat: **Reinforced Concrete**
 Utilities: **Gas - Natural, Heating - Gas, Sewer - City, Water - City**

Expenses: **2016 Combined Tax/Ops @ \$2.36/sf; 2012 Est Ops @ \$0.60/sf**
 Parcel Number: **5084-00-048**
 Parking: **50 free Surface Spaces are available; Ratio of 1.50/1,000 SF**
 Amenities: **Enterprise Zone**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite Unit 28	7,434/1,500 ofc	7,434	\$6.25-\$6.45/nnn	Negotiable	Negotiable	Direct