

Lease Availability Report

4744 Forest St

Denver, CO 80216 - East I-70/270 Ind Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1972
RBA:	200,233 SF
Floors:	1
Typical Floor:	200,233 SF
Ceiling Ht:	22'
Columns:	30'w x 40'd

AVAILABILITY

Min Divisible:	26,400 SF
Max Contig:	26,400 SF
Total Available:	52,800 SF
Asking Rent:	\$\$4.25 - \$4.50/NNN

EXPENSES PER SF

Total Expenses:	\$1.51 (2017)
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SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	K	Industrial	Sublet	26,400/1,763 ofc	26,400	26,400	\$4.25/NNN	Vacant	Thru Mar 2018
P 1st	K	Industrial	Relet	26,400	26,400	26,400	\$4.50/NNN	Negotiable	1 - 10 Yrs

LOADING

Docks:	29 ext	Drive Ins:	5 tot./14'h
Rail Spots:	0 int/1 ext	Rail Line:	Denver Rock Island

POWER & UTILITIES

Power:	277-480v 3p Heavy
Utilities:	Gas - Natural, Heating, Sewer - City, Water - City

FEATURES

Energy Star Labeled, Fenced Lot

LAND

Land Area:	15.23 AC
Zoning:	I-B, UO-2
Parcel	1191-00-066

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TRANSPORTATION

Parking: 75 Surface Spaces are available

Airport: 22 minute drive to Denver International Airport

KEY TENANTS

Rugby Holdings, LLC	43,410 SF	Rugby Architectural Building Products	36,060 SF
Colorado Hi-Tec Moving and Storage	35,200 SF	Colorado Paint Co	33,600 SF
EFI Polymers	26,400 SF	Preferred Paper Products, Inc	25,773 SF
