

4860-4890 Ironton Street
Denver, Colorado

M B R C

FOR LEASE



AVAILABILITY:

4890 Unit M 1,700sf (\$2,550/month MG*)

*THIS AMOUNT INCLUDES THE 2025 NNN EXPENSES FOR THE PROPERTY



PROPERTY DESCRIPTION:

LOCATED NORTH OF THE HAVANA & I-70 INTERCHANGE, THIS ATTRACTIVE INDUSTRIAL PARK PROVIDES GREAT ACCESS TO I-70, I-270, & I-225. THIS PROPERTY IS LOCATED IN THE DENVER ENTERPRISE ZONE. THIS BUILDING OFFERS VERY VERSATILE SMALLER "FLEX" SPACES.

MICHAEL BLOOM
REALTY COMPANY



IMPORTANT FEATURES:

- FRONT PARK, REAR LOAD
- CUSTOM OFFICES
- 14' CLEAR HEIGHT
- DENVER I-B INDUSTRIAL ZONING
- CONCRETE TILT-UP CONSTRUCTION



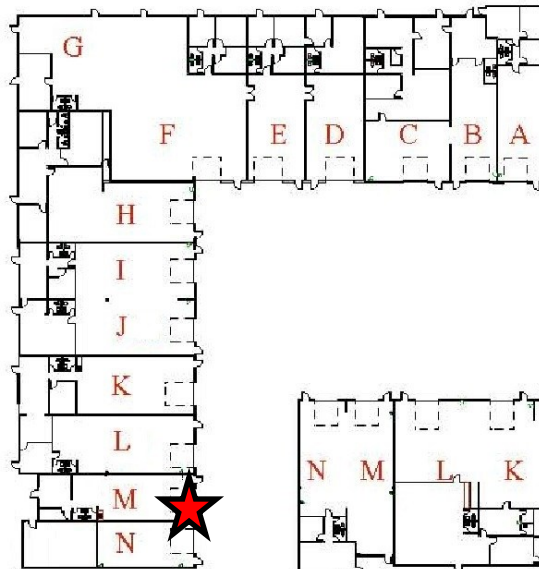
Available	Total SF	Office SF	Loading	Power
Unit M	1,700	250	1 Drive-In	TBD

IJM Industrial Complex
4860 - 4890 Ironton Street & 4895 Joliet Street



East 49th

4890 Ironton Street

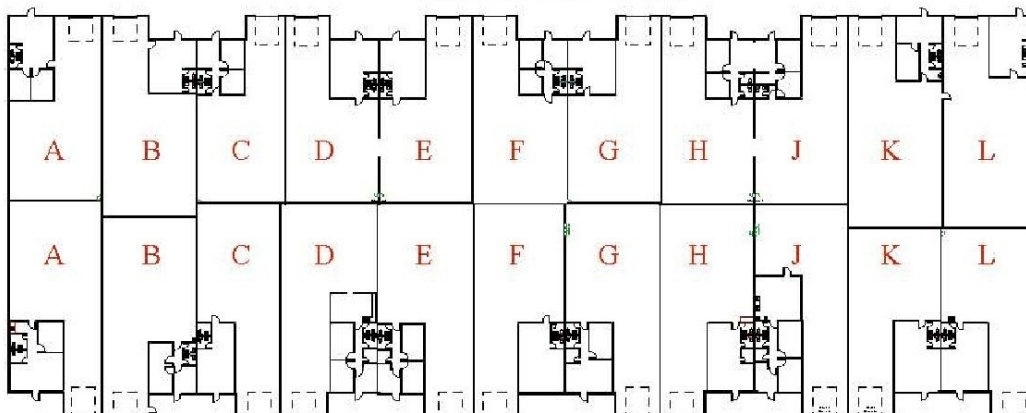


4895 Joliet Street

Ironton

Joliet

4880 Ironton Street



4860 Ironton Street

Brokerage Disclosure



4890 Ironton Unit M

