

FOR SALE OR LEASE > 108,928 SF

Sale Price: \$8,900,000.00

4650 Steele Street

DENVER, CO 80216



CDOT Conceptual Rendering



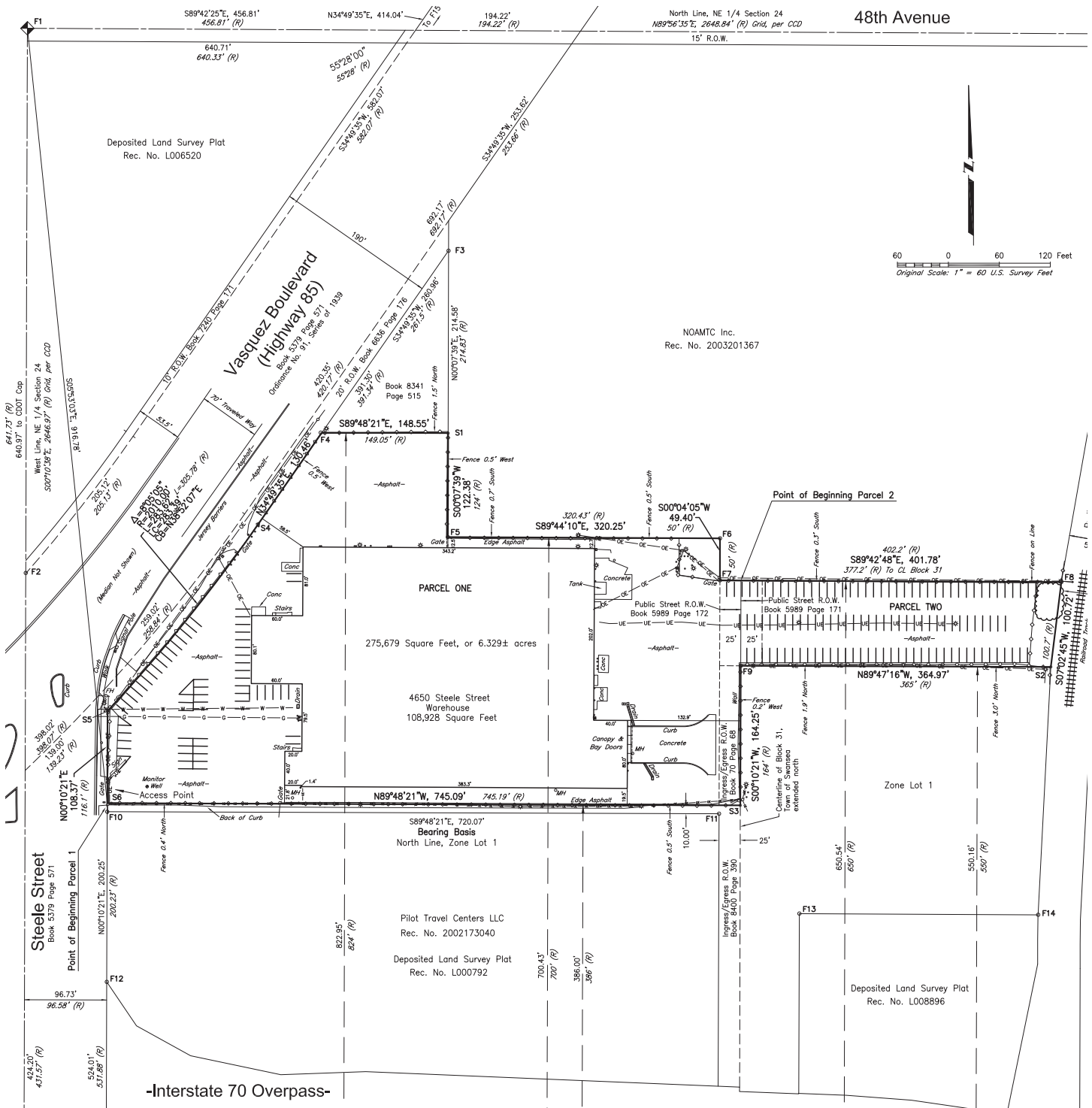
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Property Information

- > **Confidential. All property showings are by appointment only and can be scheduled directly with the Listing Broker(s).**
- > **Sale Price: \$8,900,000.00**
- > Lease Rate: Negotiable
- > 50,000 to 108,928 SF available with Yard
- > 108,928 SF
- > 8,800 SF mezzanine not included in total space available
- > 6.406 acres with possible potential for more
- > Zoning: I-A-OU-2
- > Frontage on new I-70 redevelopment
- > Power: Heavy
- > Loading: Multiple Docks and 2 Drive-Ins
- > Office: Approximately 12,000 SF
- > Clear Height: 14' to 22' 4"
- > Sprinkler: Wet System
- > Redevelopment Opportunity
- > Huge monument sign facing I-70
- > New roof completed August 1, 2017 SPF (Sprayed Polyurethane Foam) with Astec Reflective Coating. Ten (10) year labor & material warranty which is transferable to buyer

Traffic Counts

- > 121,567 on I-70 at Steele Street

Contact Us

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Visit www.I-70east.com for more information

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