

4120 - 4140 York St  
Denver, CO

9,050 - 28,990  
Square Feet

## Warehouse/Industrial Space Available!

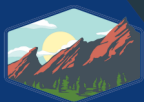
- **Expansive Warehouse Space:** 28,990 SF with high ceilings and a flexible open layout
- **Excellent Loading & Access:** 4 dock-high doors multiple grade-level entry points
- **Secure & Spacious Yard:** Ample enclosed outdoor storage and maneuvering space
- **Prime Industrial Location:** Situated in Denver's thriving River North (RiNo) district
- **Seamless Connectivity:** Easy access to I-70, I-25, and major transportation routes
- **Versatile Use Options:** Ideal for warehousing, distribution, logistics, or light manufacturing
- **Expansion Potential:** Possibility for additional space to accommodate business growth
- **Strategic Denver Location:** Close to downtown, RiNo, and key industrial hubs
- **Abundant Parking:** Plenty of on-site parking for employees and fleet vehicles
- **Functional Layout:** Designed for efficiency in shipping, receiving, and operations
- **Heavy Power Availability:** Supports a wide range of industrial and manufacturing needs



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Contact us for more information:  
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# WAREHOUSE SPACE FOR LEASE

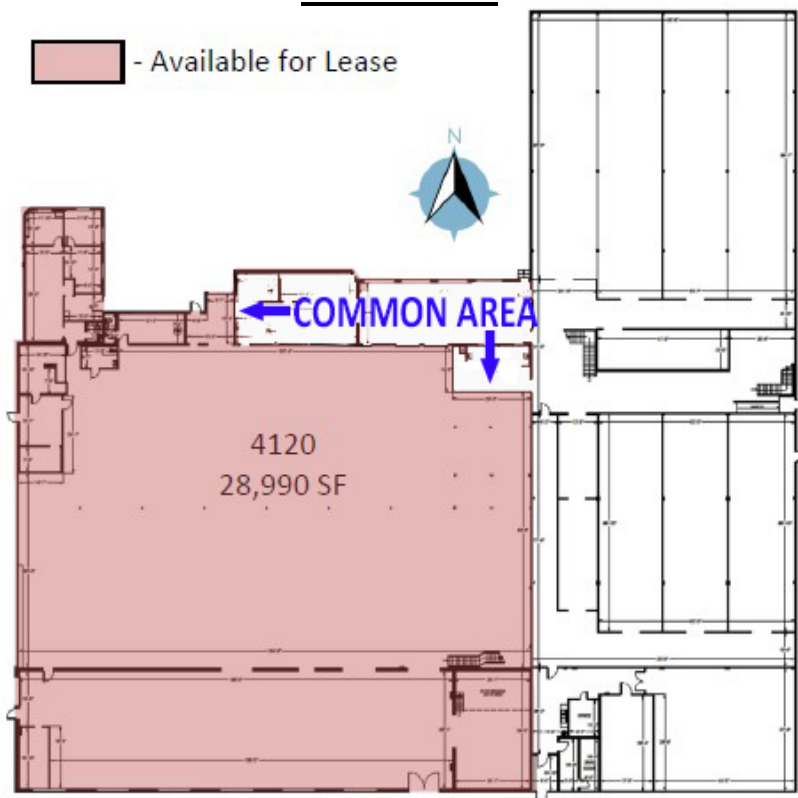


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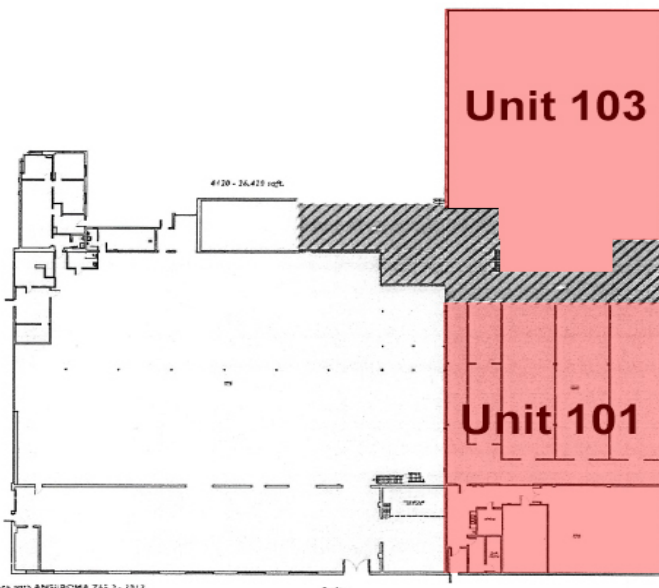
## 4120 - 4140 York Street, Denver, CO

### 4120 York

 - Available for Lease



### 4140 York

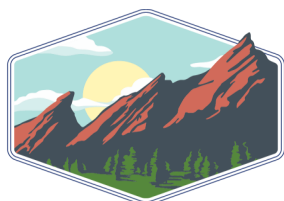


 - Available for Lease

 - Common Area



| Unit             | Square Footage | Price<br><i>*All NNN are as of 12/31/2024</i>    |
|------------------|----------------|--|
| 4120             | 28,990         | \$8.50/SF + \$2.98 (NNN)*<br>= \$27,733.77/Month |
| 4140<br>Unit 101 | 8,187          | \$8.50/SF + \$2.98 (NNN)*<br>= \$7,832.23/Month  |
| 4140<br>Unit 103 | 9,050          | \$8.50/SF + \$2.98 (NNN)*<br>= \$8,657.83/Month  |



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