

# FOR LEASE

4384 Grape Street  
Denver, CO 80216



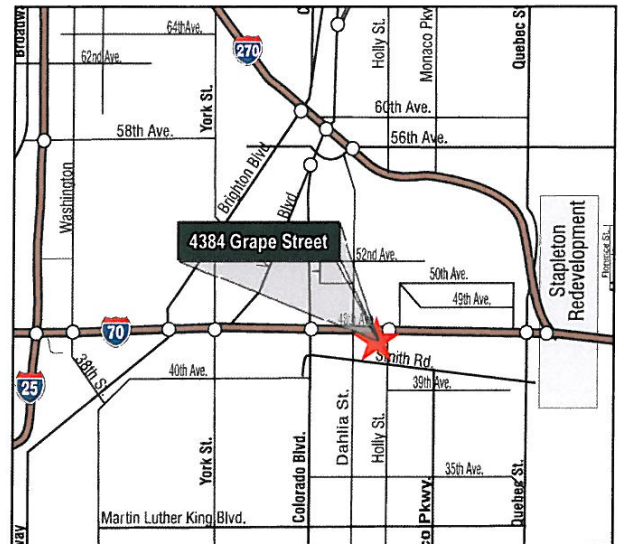
**Total Available:** 12,200 RSF  
**Office SF:** 2,010 SF  
**Clearance:** 17'  
**Loading:** 2 Dock High Doors (8'x10')  
**Zoning:** I-2  
**Sprinklered:** Yes,  
**Power:** 600 Amp, 3 Phase, 240 Volt  
(Subject to Verification)  
**Lease Rate:** \$3.50/SF NNN  
**Expenses:** TBD

#### Features:

- I-70 Visibility
- Central Location
- Swamp Cooler in Warehouse
- Immediate access to I-70
- Skylights
- Clerestory windows in warehouse

For Additional Information Contact:

**Richard S. Hubina, SIOR**  
**(303) 991-3821**  
**rick@ringsbyrealty.com**



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.



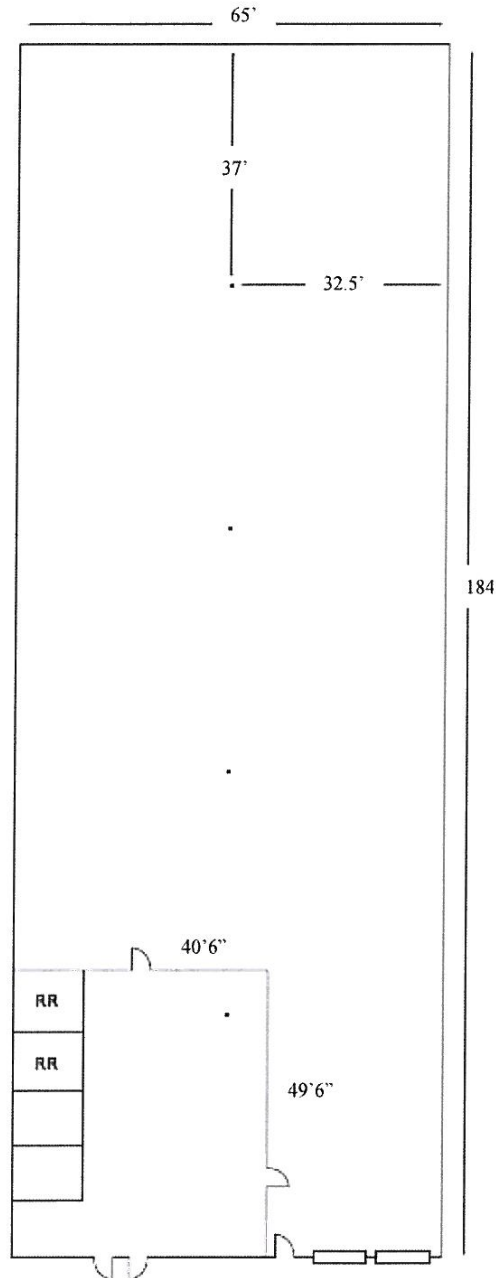
**RINGSBY REALTY CORPORATION**

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## Floorplan



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