

4001 HOLLY STREET

DENVER, CO 80216



- Quick access to I-70
- 8% below market rents
- All spaces have dock-high and drive-in loading
- Already demised into smaller bays
- Fenced, gated, paved and lighted yard
- Highly sought small bay

1
Building

53,740
Square Feet

2.45
Acres

29 Parking
Spaces / **0.3** AC
Fenced/Gated/Paved/Lit Yard

1973
Year Built

100%
Leased

3
Tenants

5
Units

87
Parking Spots

Colliers

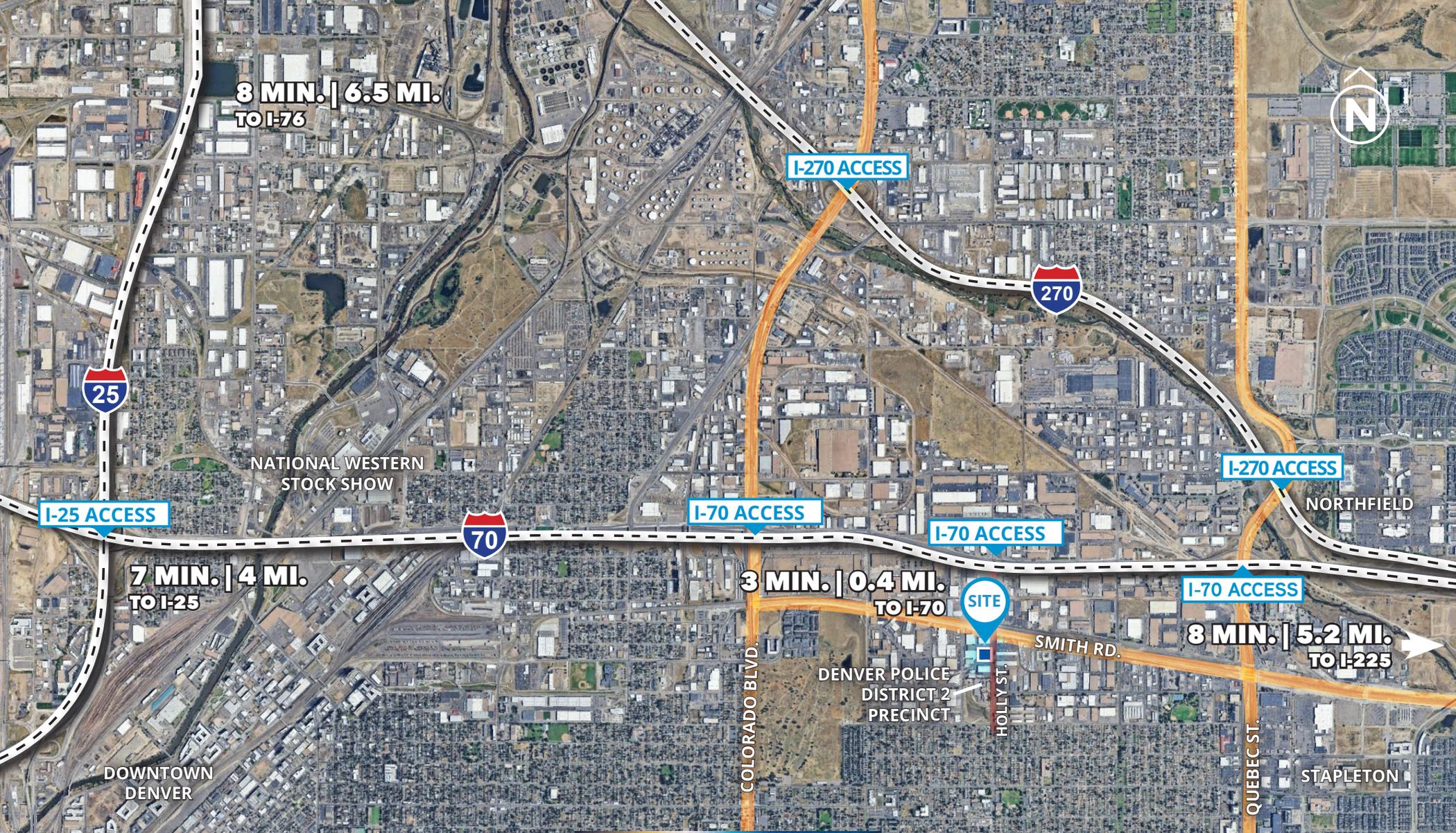
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Brad Calbert, ULI, NAIOP
Nicholas Nasharr

HollyIndustrialSale.com

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8 MIN. | 6.5 MI.
TO I-76

I-270 ACCESS



NATIONAL WESTERN STOCK SHOW

I-270 ACCESS

NORTHFIELD

I-25 ACCESS

I-70 ACCESS

I-70 ACCESS

7 MIN. | 4 MI.
TO I-25



3 MIN. | 0.4 MI.
TO I-70

SITE

I-70 ACCESS

8 MIN. | 5.2 MI.
TO I-225

DENVER POLICE DISTRICT 2 PRECINCT

SMITH RD.

HOLLY ST.

COLORADO BLVD.

QUEBEC ST.

STAPLETON

DOWNTOWN DENVER

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