

3950 Kearney Street  
Denver, Colorado

M B R C

FOR LEASE



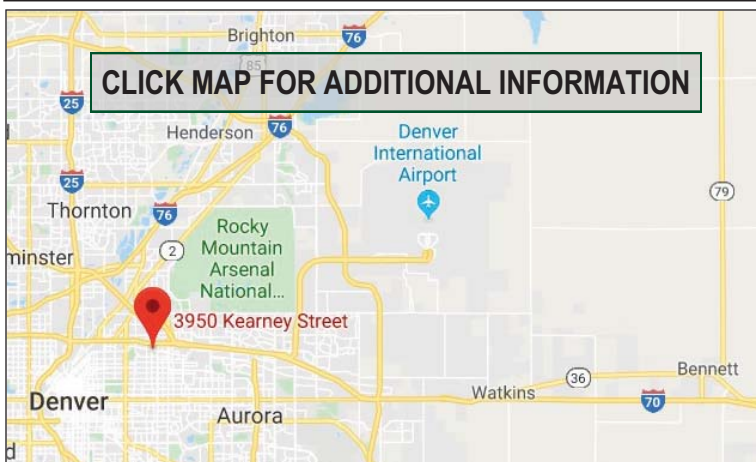
**AVAILABILITY:**

3950 Kearney Building 1 ..... 35,025SF (\$5.50/SF NNN\*)

3950 Kearney Building 1 & 2 ..... 49,325SF (\$5.00/SF NNN\*)

**10,000sf of fenced yard space available**

\*NNN = \$1.65/SF, Based on CAM Reconciliation for year ending 12/31/19



**PROPERTY DESCRIPTION:**

HEAVY POWER; SUITABLE FOR MANUFACTURING, SALES, SERVICE, AND DISTRIBUTING.

**CURRENTLY HAS A MODULAR CLEAN ROOM INSTALLED.**

**MICHAEL BLOOM**

REALTY COMPANY

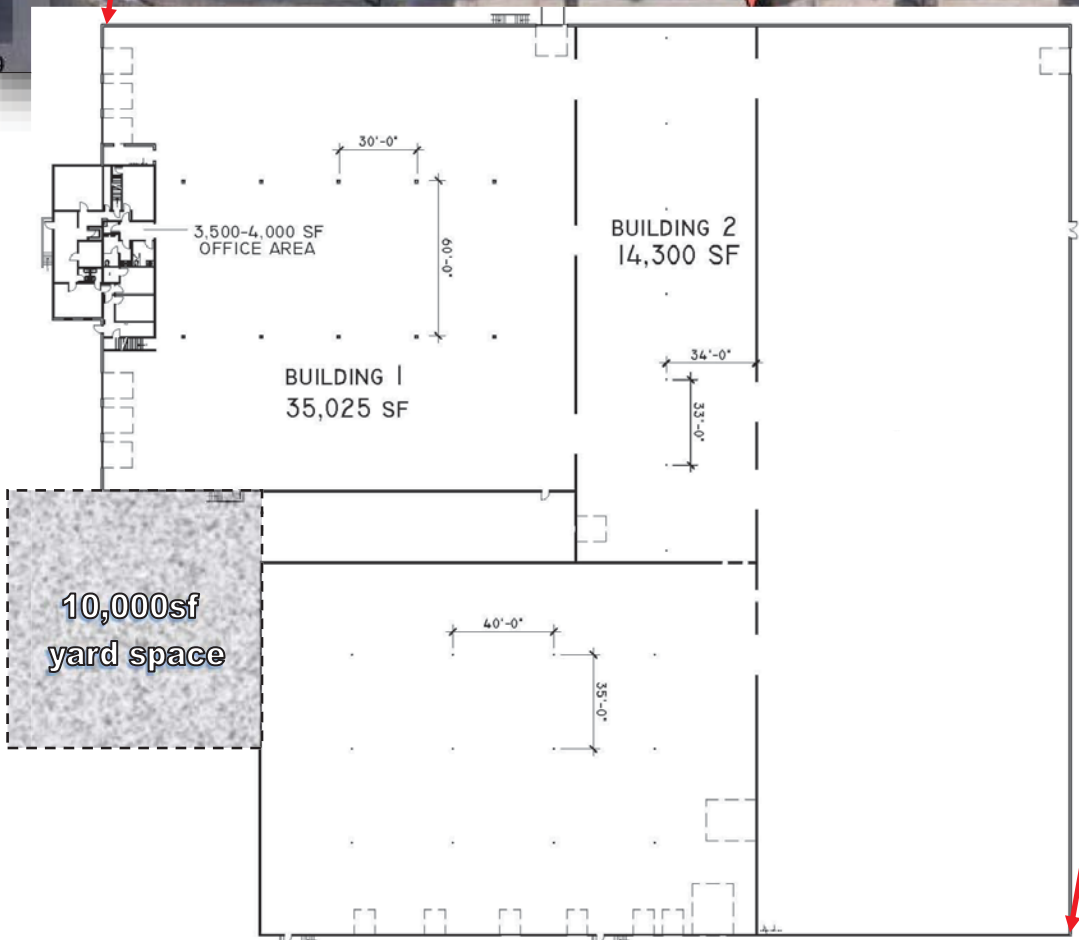
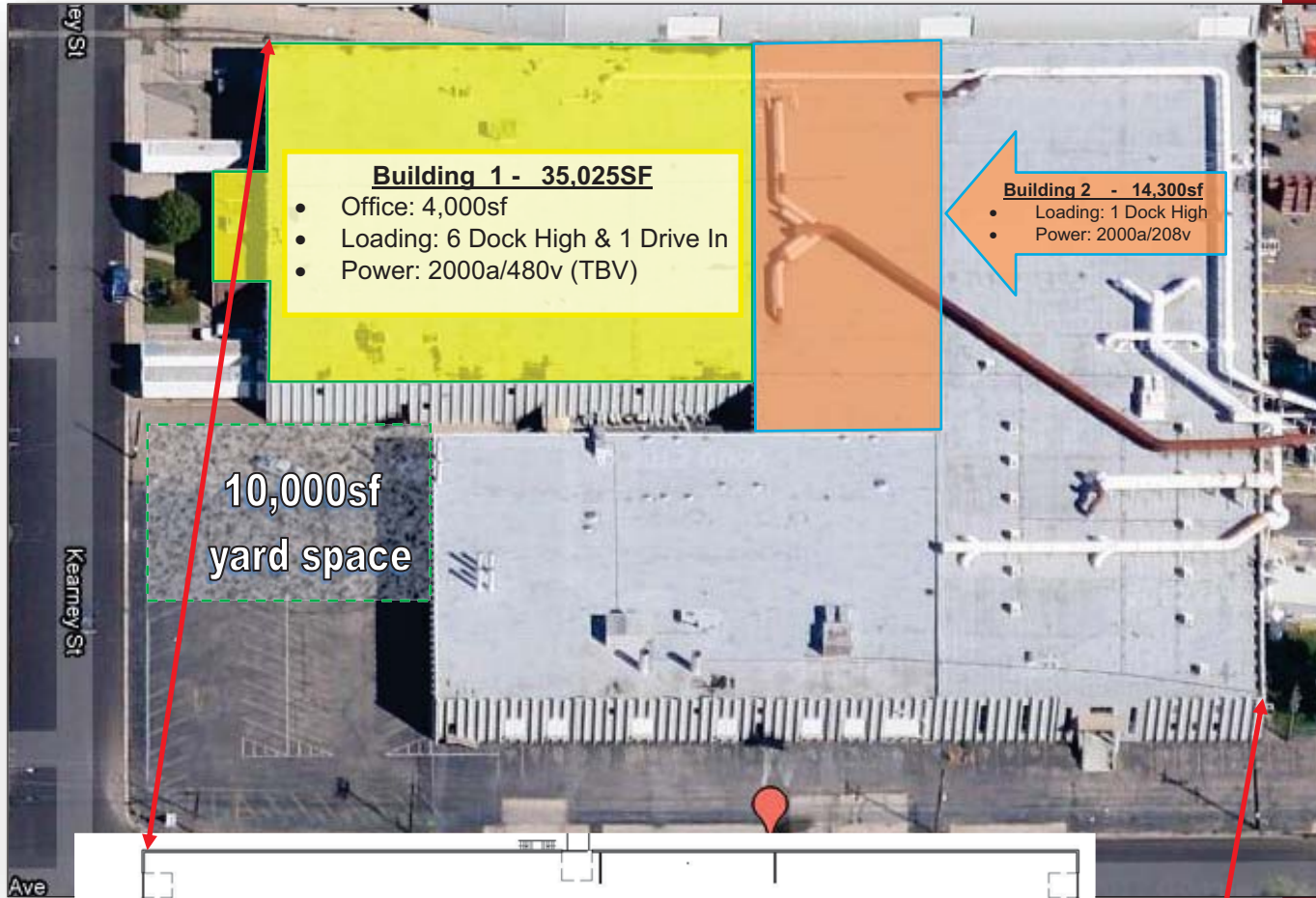
300 S. Jackson St. Suite 440 • Denver, CO 80209  
Main (303) 295-2525 • Fax (303) 298-1919

**IMPORTANT FEATURES:**

- LOCATED WITHIN THE DENVER ENTERPRISE ZONE
- 18' CEILING HEIGHT
- **GREAT POWER: 2000a/480v**
- **OVERSIZED DRIVE-IN**

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