

4890 Ironton Street  
Denver, Colorado

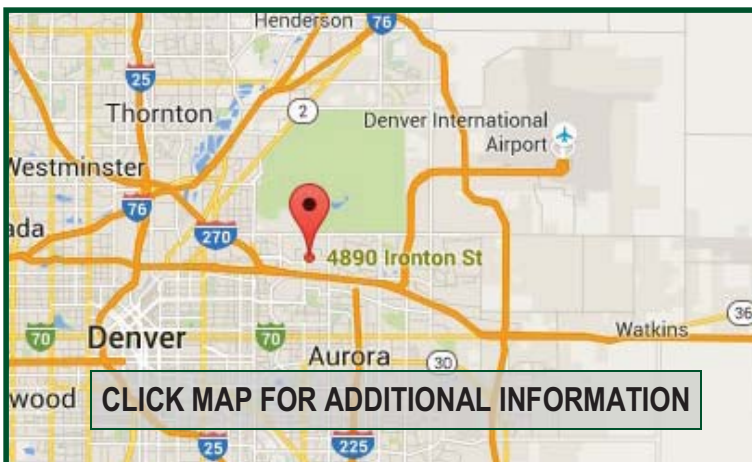
**M B R C**

**FOR LEASE**



## AVAILABILITY:

**Unit A      1,500 SF (\$1,875/MONTH MG)**  
**Unit E      1,800 SF (\$2,250/MONTH MG)**



### **PROPERTY DESCRIPTION:**

LOCATED NORTH OF THE HAVANA & I-70 INTERCHANGE, THIS ATTRACTIVE INDUSTRIAL PARK PROVIDES GREAT ACCESS TO I-70, I-270, & I-225. THIS PROPERTY IS LOCATED IN THE DENVER ENTERPRISE ZONE. THIS BUILDING OFFERS VERY VERSATILE SMALLER "FLEX" SPACES.

**MICHAEL BLOOM**  
**REALTY COMPANY**

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

### **IMPORTANT FEATURES:**

- FRONT PARK, REAR LOAD
- CUSTOM OFFICES
- 14' CLEAR HEIGHT
- DENVER I-B INDUSTRIAL ZONING
- CONCRETE TILT-UP CONSTRUCTION
- HIGH SPEED INTERNET AVAILABLE

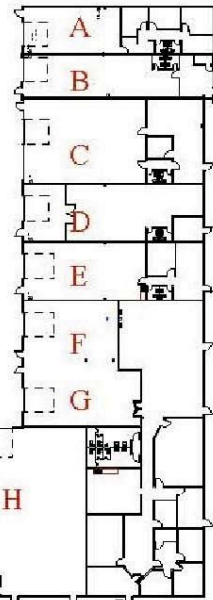
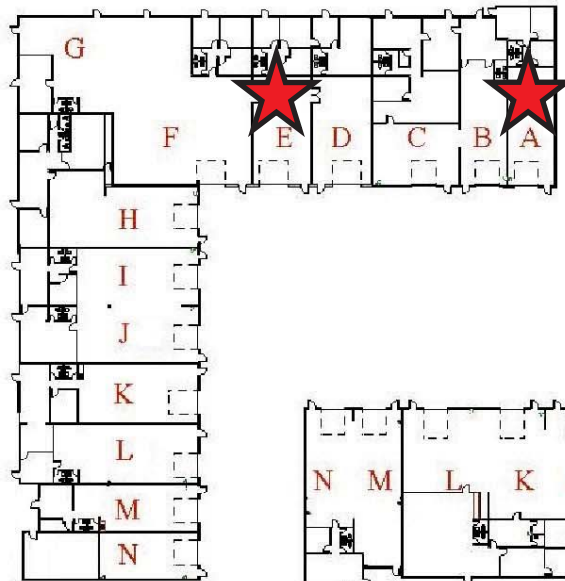
Available	Total SF	Office SF	Loading	Power
4890 Ironton, Unit E	1,500	400	1 Drive-In	TBD
4890 Ironton, Unit E	1,800	450	1 Drive-In	TBD

**IJM Industrial Complex**  
 4890 Ironton Street & 4895 Joliet Street



**East 49th**

**4890 Ironton Street**



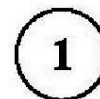
**Ironton**

**Joliet**

**4895 Joliet Street**

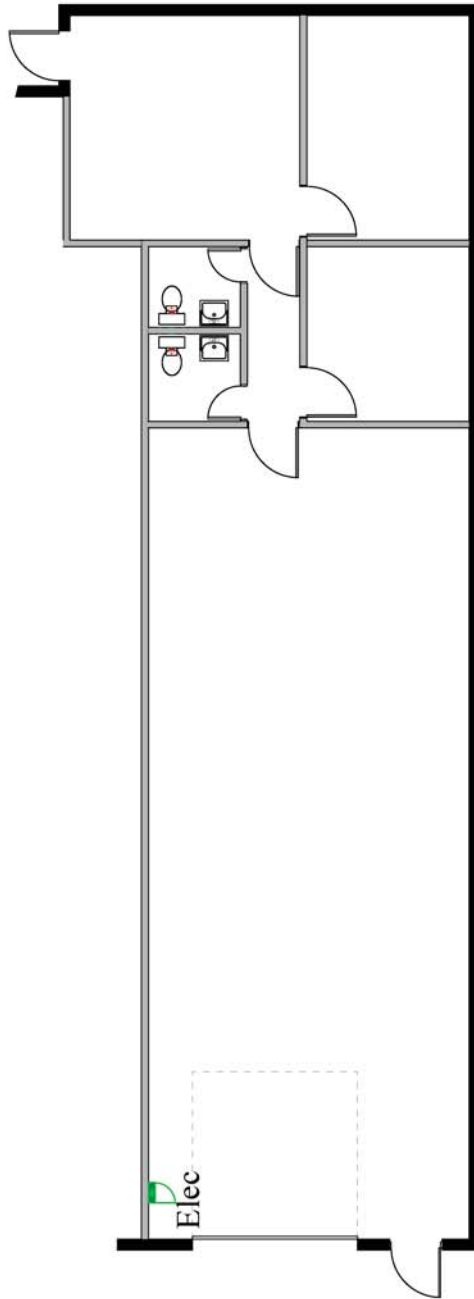
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**Site Plan**  
 Scale: 1:900

# 4890 Ironton, Unit A



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**Warehouse Plan**  
Scale: 1" = 10 ft 1,500 sf

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300 South Jackson Street, Suite 440

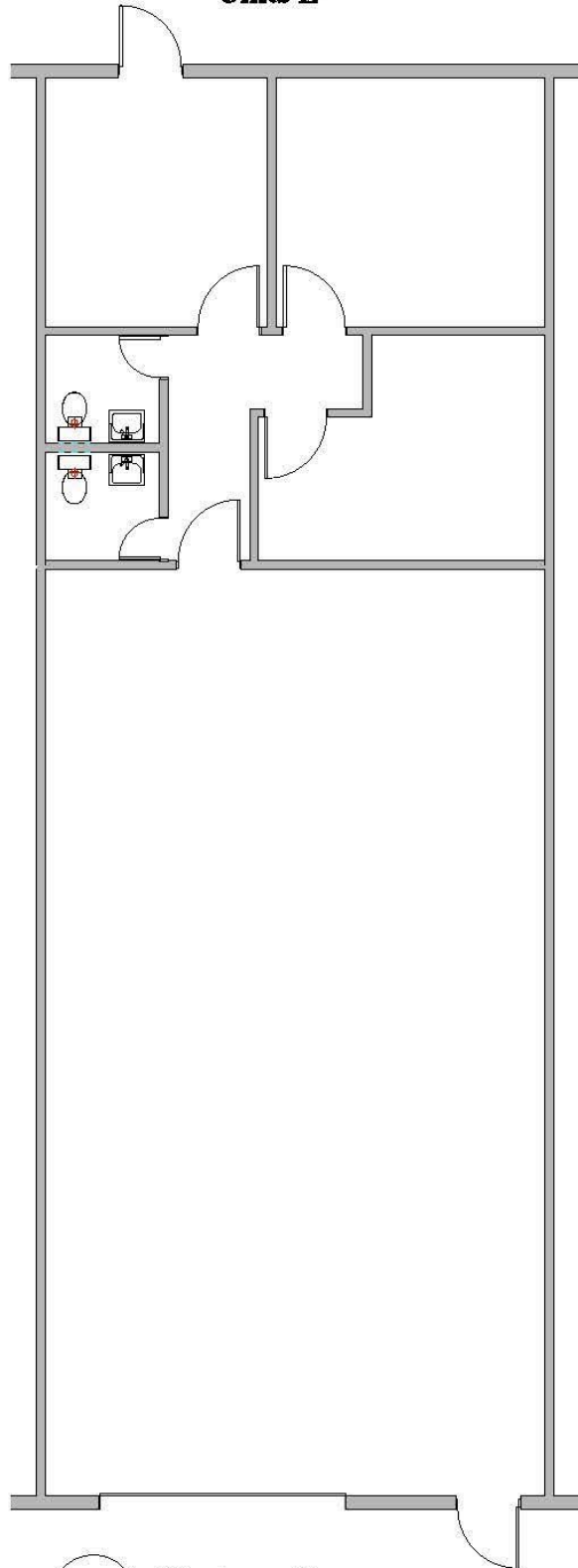
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**4890 Ironton**  
**Units E**



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**Warehouse Plan**

**Scale: 1/8" = 1'-0"**

1,800 sf