

# Mountain West Business Park

Building 3

4220 Carson St, Unit 102  
Denver, CO 80239

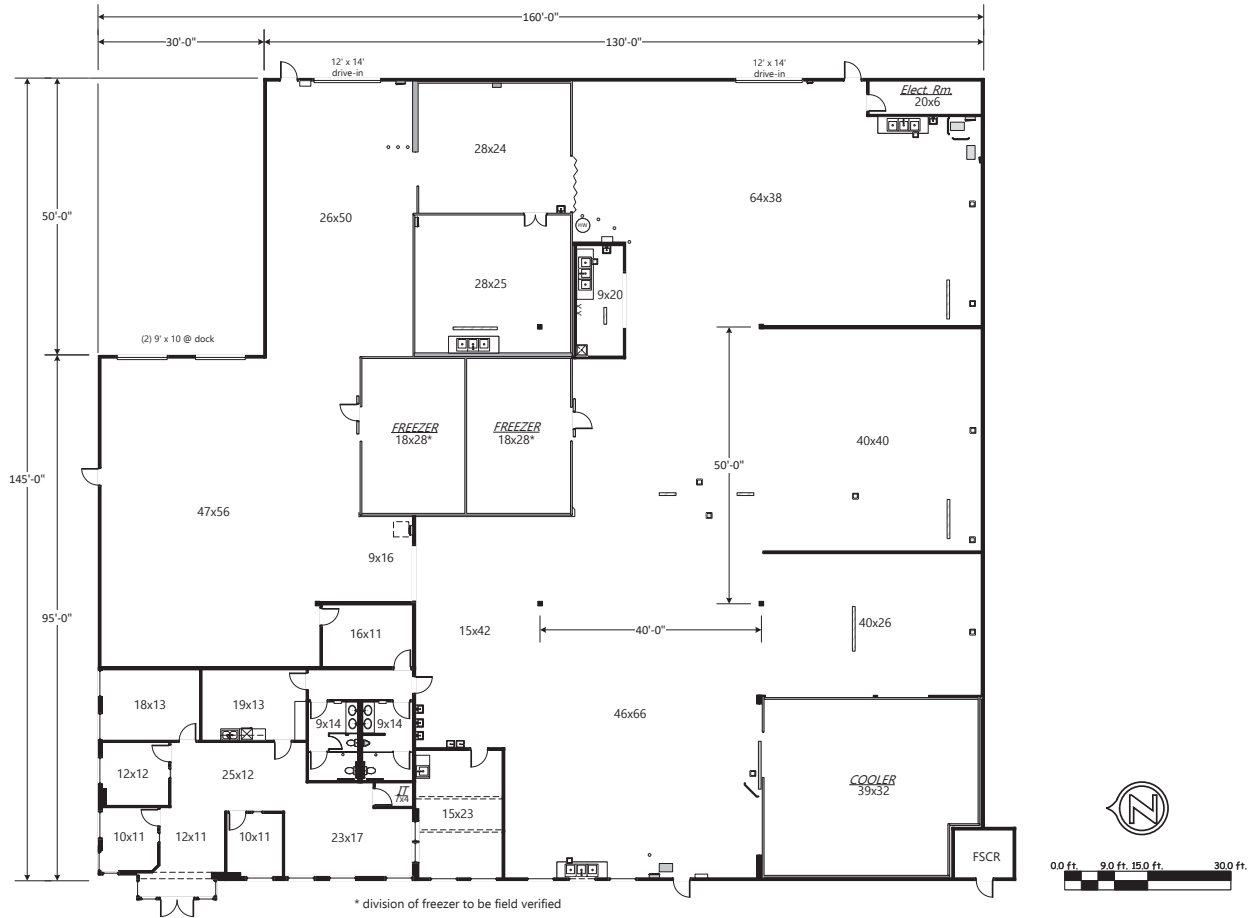
FREEZER / COOLER FOOD PRODUCTION SPACE FOR LEASE



## Property Information

- + 21,676 SF available
- + ±2,450 SF of office
- + I-0 zoning
- + Located in Denver Enterprise Zone
- + 2 dock high doors (9'x10');  
2 drive-in doors (12'x14')
- + Heavy Power to be verified by an electrician
- + Existing freezer / cooler and food related improvements
- + Floor drains
- + 24' clear height
- + ESFR
- + Lease rate is negotiable

Floor Plan



Features

- + I-70 frontage
- + 50' concrete apron
- + High image design
- + Outstanding I-70 access
- + I-70 signage available
- + 10 minutes to DIA or Downtown Denver
- + Large truck court

Contact Us

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# Mountain West Business Park

Building 5

4236 Carson St  
Denver, CO 80239

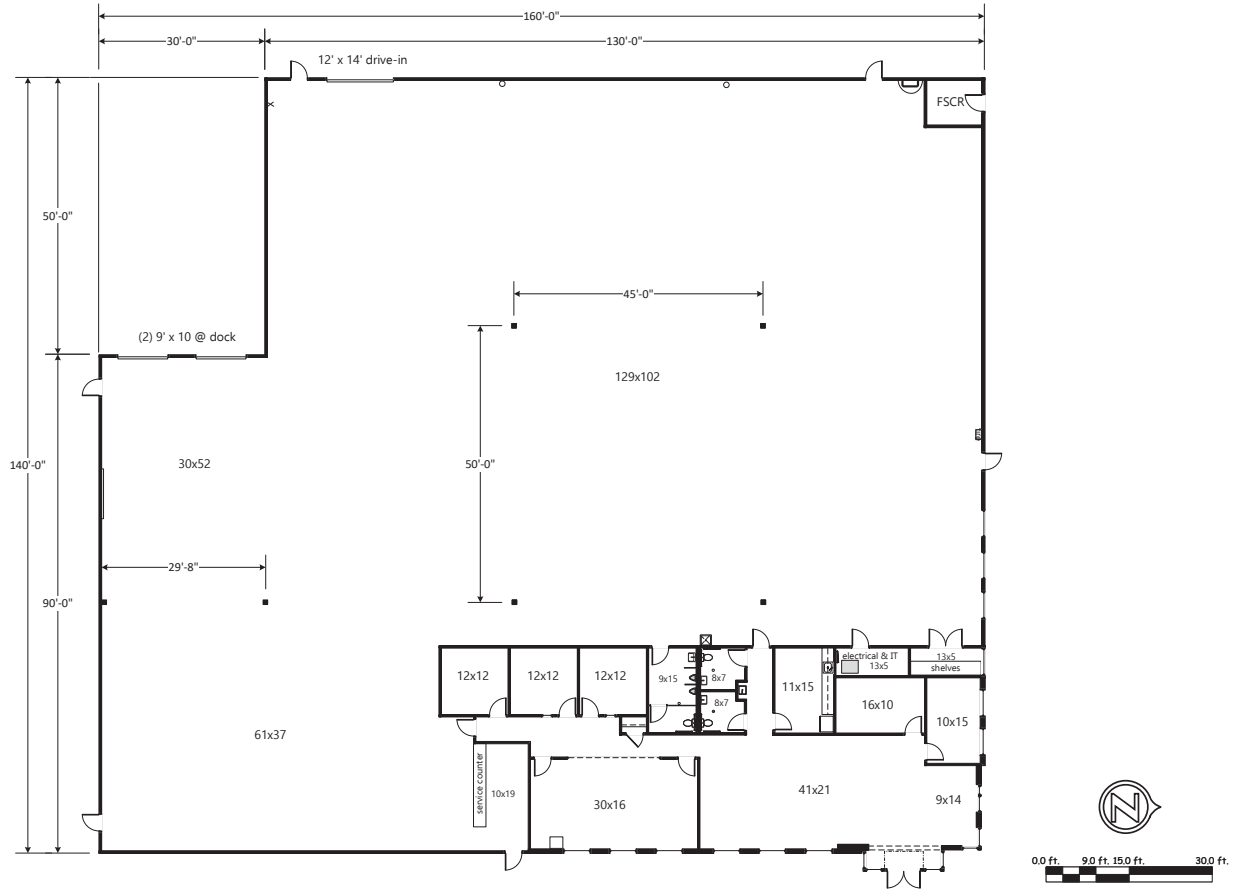
Freestanding Industrial Building Available for Lease



## Property Information

- + 20,947 SF available
- + ±3,348 SF of office
- + I-0 zoning
- + Located in Denver Enterprise Zone
- + 2 dock high doors (9'x10'), with heat mats;  
1 drive-in door (12'x14')
- + Power 800A (to be verified by an electrician)
- + 24' clear height
- + ESFR
- + T-5 lighting
- + Lease rate is negotiable

Floor Plan



Features

- + I-70 frontage
- + 50' concrete apron
- + High image design
- + Outstanding I-70 access
- + I-70 signage available
- + 10 minutes to DIA or Downtown Denver
- + Large truck court

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# Mountain West Business Park

Building 9

4250 Carson St - Unit 102  
Denver, CO 80239

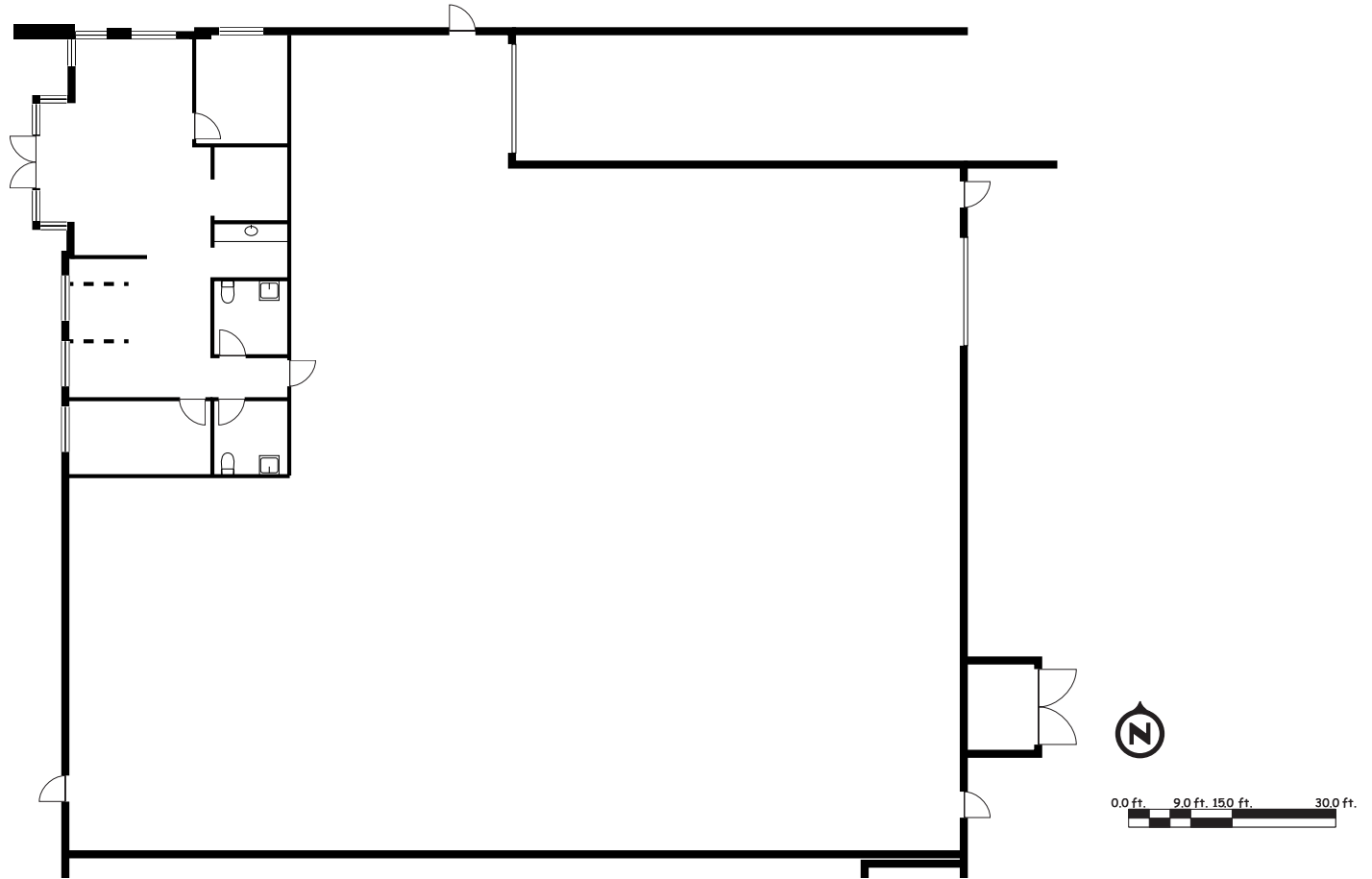
Industrial Available for Lease on May 1, 2025



## Property Information

- + 8,546 SF available
- + ±1,286 SF of office
- + I-0 zoning
- + Located in Denver Enterprise Zone
- + 1 dock high door, with heat mats;  
1 drive-in door
- + Power 800A @ 480V (to be verified by an electrician)
- + 18' clear height
- + ESFR
- + Lease rate is negotiable

Floor Plan



Features

- + I-70 frontage
- + 50' concrete apron
- + High image design
- + Outstanding I-70 visibility & access
- + I-70 signage available
- + 10 minutes to DIA or Downtown Denver
- + Large truck court

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