

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

Mountain West Business Park

Building 5

4236 Carson St
Denver, CO 80239

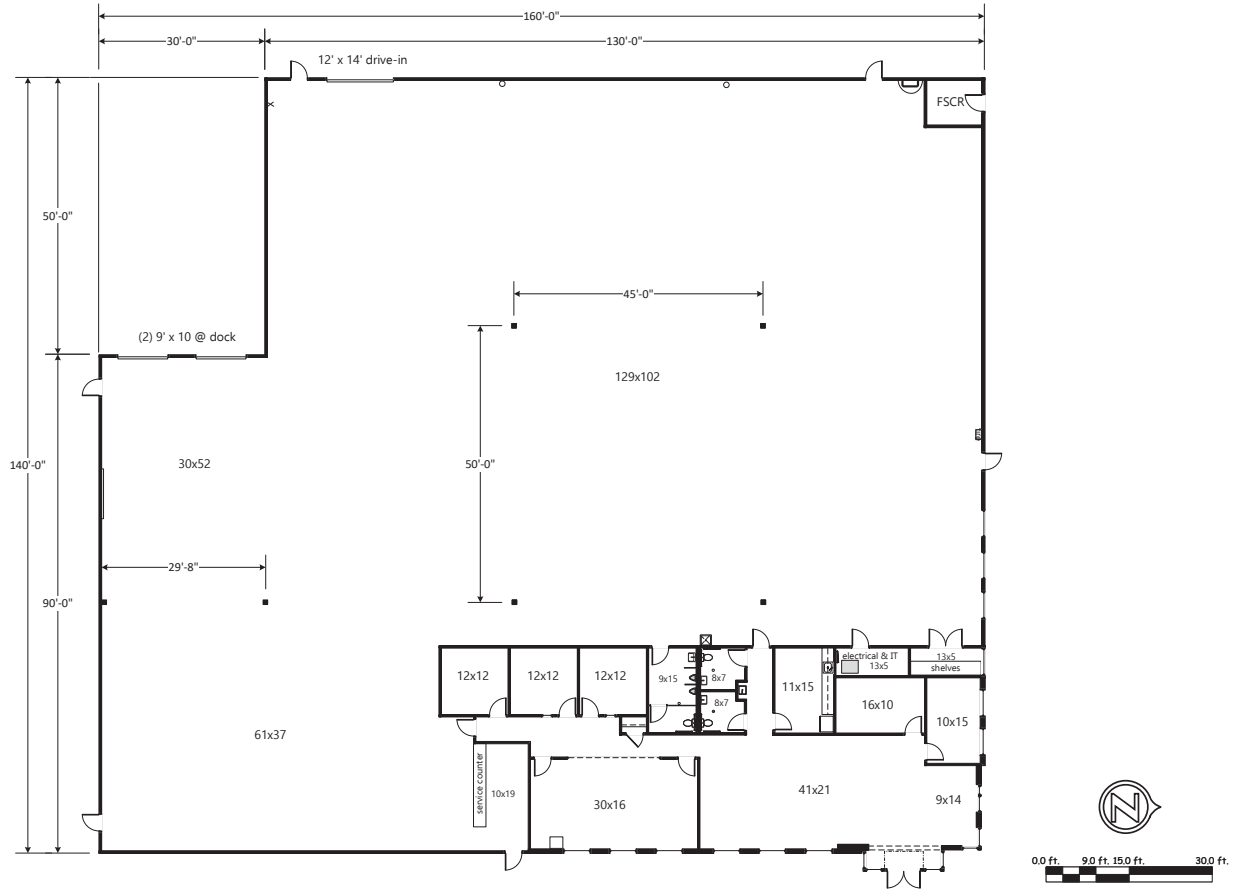
Freestanding Industrial Building Available for Lease



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

Contact Us

Jim Bolt
 Vice Chairman
 720.528.6310
 james.bolt@cbre.com

Mike Camp
 Executive Vice President
 720.528.6313
 mike.camp@cbre.com

Bill Thompson, SIOR
 Senior Vice President
 720.528.6373
 bill.thompson@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.