Brookfield Properties

FOR LEASE OR SALE | Reduced Lease Rate: $4.25/SF NNN

4550 Kingston Street, Denver, CO 80239

Fully Upgraded Manufacturing / Distribution Facility

Located under 15 minutes from Downtown off of Denver's primary distribution corridor, 4550 Kingston Street represents 169,724 sq. ft. of pristine manufacturing / distribution space that would be viable for a large list of users. The infill location has immediate access to Havana / Peoria which connect to I-70. Under new ownership, building upgrades include fenced parking, LED Lighting, partial interior HVAC, 4,000 amps of power, and a new ESFR sprinkler system. The site is rail served and one of the most well equipped buildings in Airport Submarket.

- Upgraded LED lighting in warehouse
- Complete office remodel
- New roof
- Partial warehouse HVAC
- Heavy power
- Rail served, existing spur lines via Union Pacific
- Newly upgraded ESFR fire sprinkler system

Specifications

169,724 sq. ft.
TOTAL AVAILABLE

22′
CLEAR HEIGHT

LED
LIGHTING

2022 (BUILT 1977)
YEAR RENOVATED

16 Total (5 Interior, 4 Sealed)
DOCK DOORS

1
DRIVE-IN DOOR
(LOADING CAN BE EXPANDED)

8
RAIL DOORS

4,000 Amps 480/277 volts
POWER (CAN BE ENHANCED)

ESFR
FIRE SPRINKLERS

2 Overhead Cranes
TWO 15-TON BRIDGE CRANES

$4.25/SF NNN
LEASE RATE

Call Brokers
FOR PURCHASE PRICE

$3.03/SF (2026)
OPERATING EXPENSES

Site & Office Plans

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SITE AREA

In sq. ft.	231,739.2 sq. ft.
In Acres	5.32 AC

BUILDING AREA

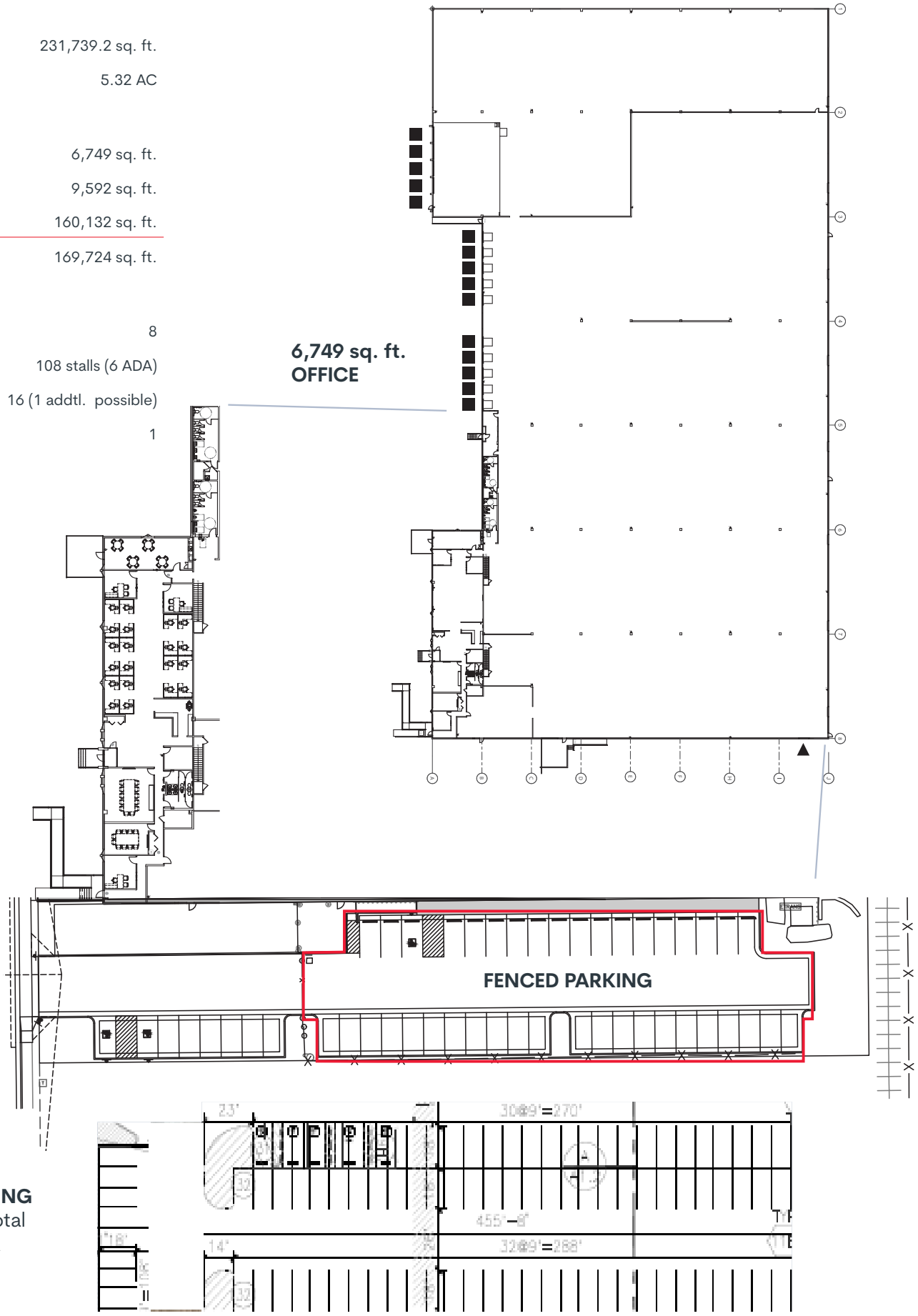
Office	6,749 sq. ft.
Mezzanine	9,592 sq. ft.
Warehouse	160,132 sq. ft.
TOTAL	169,724 sq. ft.

PARKING

Rail	8
Auto	108 stalls (6 ADA)
Docks	16 (1 addtl. possible)
Drive-Ins	1

■ = Dock High

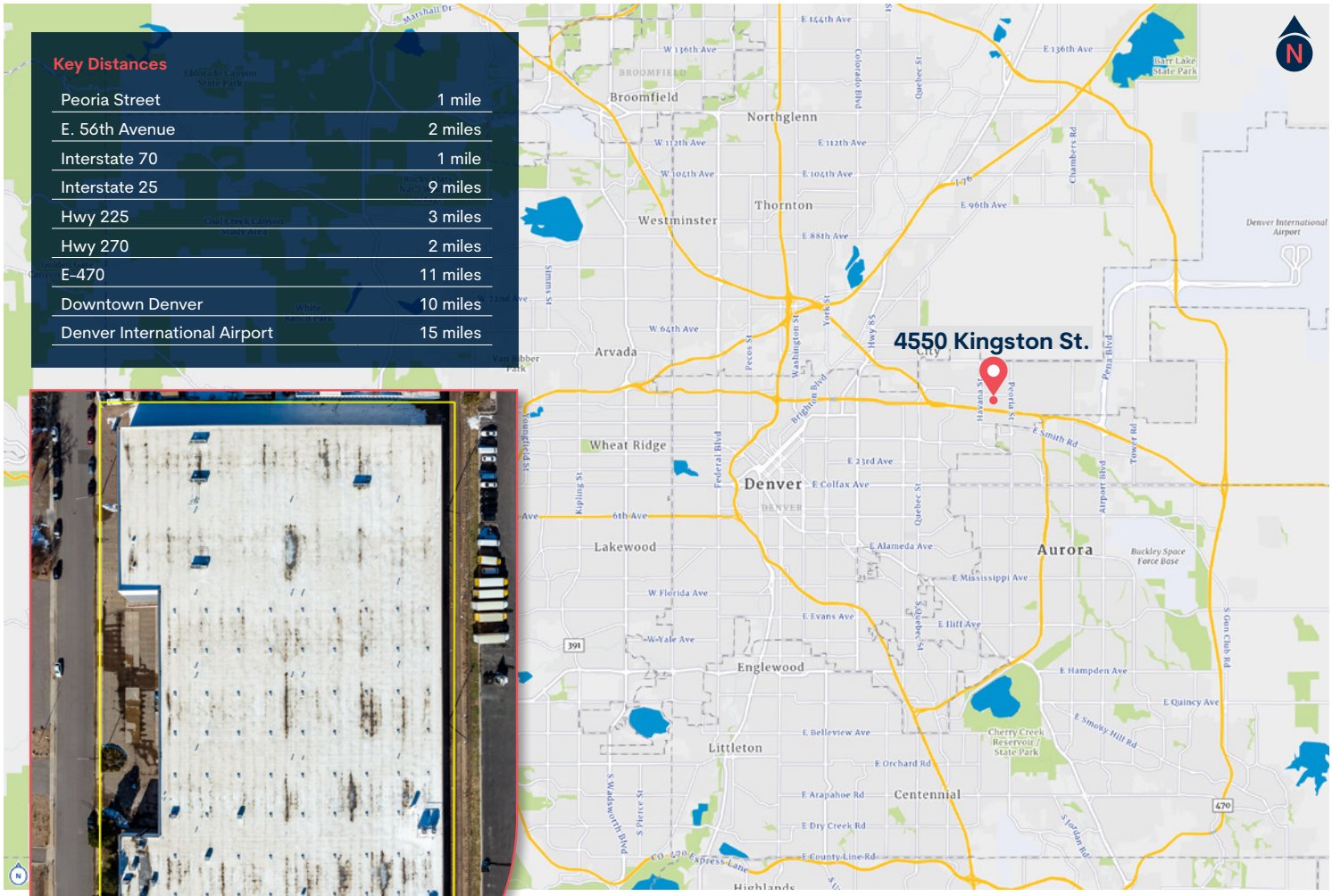
▲ = Drive-In



PARKING
108 Total
6 ADA

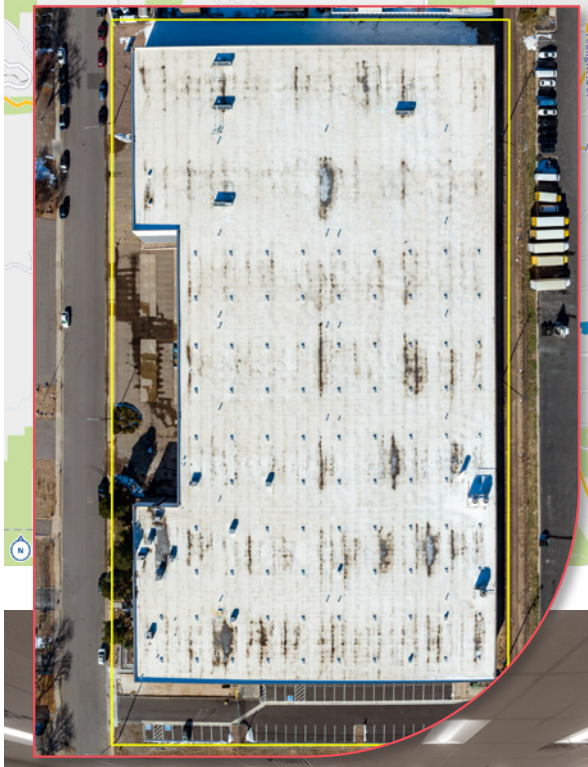
Area Map & Key Distances

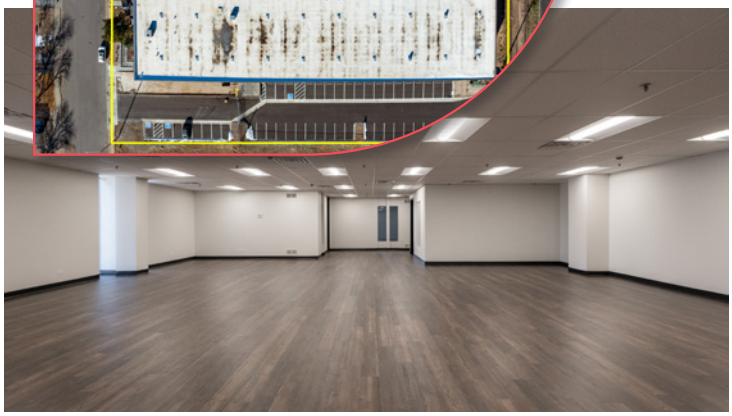
Brookfield Properties

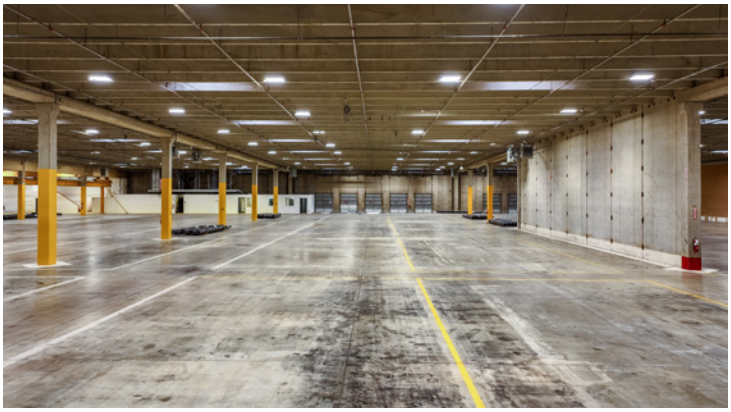


Key Distances

Peoria Street	1 mile
E. 56th Avenue	2 miles
Interstate 70	1 mile
Interstate 25	9 miles
Hwy 225	3 miles
Hwy 270	2 miles
E-470	11 miles
Downtown Denver	10 miles
Denver International Airport	15 miles







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