



4590 JASON ST

4590 Jason Street
Denver, CO 80211

Centrally Located
in north Sunnyside

**Strong
Neighborhood
Development**
apartments, hotels, parks, etc.

Convenient access
to I-70 & Light Rail

INDUSTRIAL/STORAGE SPACE FOR LEASE | 17,500 - 40,000

ASKING RATE:
\$6.75-7.25/SF NNN
STORAGE UNIT:
\$6/SF NNN

PROPERTY HIGHLIGHTS



BUILDING SIZE
138,500



GREAT PROXIMITY
I-70 & I-25



ZONING
I-A



CLEAR HEIGHTS
14'-16'

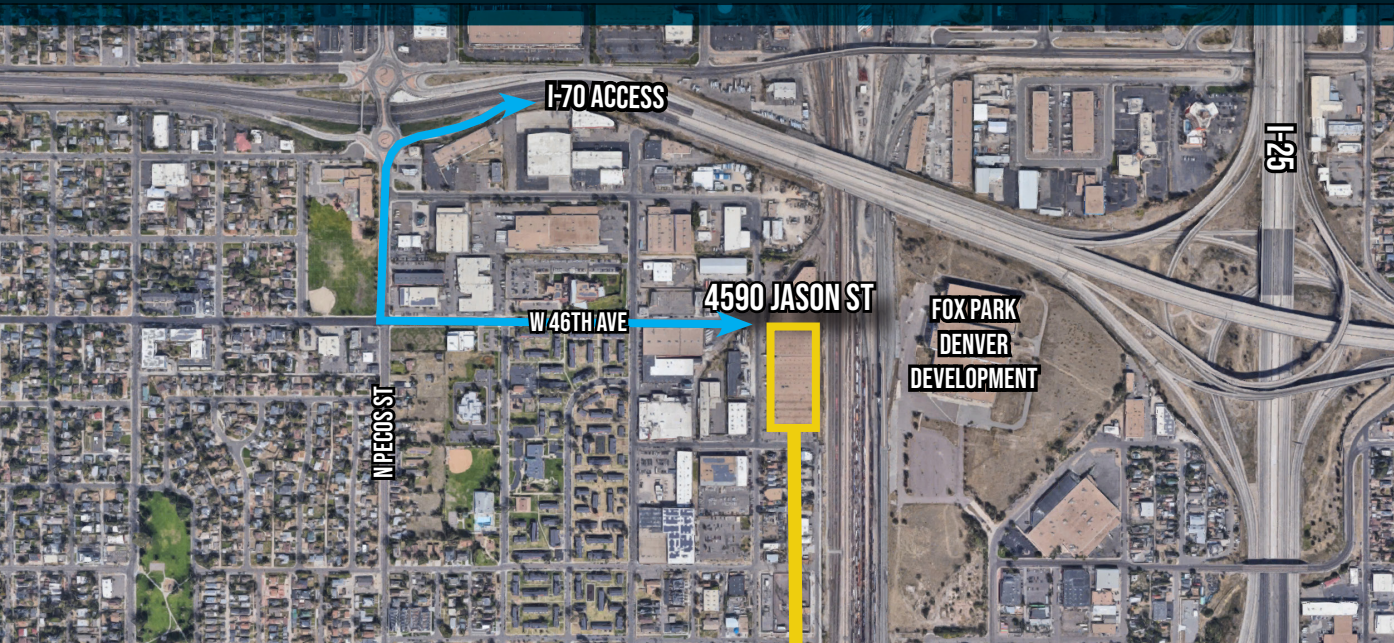


1805 S. Bellaire St., #400
Denver, CO 80222
303-333-7500
www.matrixgroupinc.com

LAUREN QUIRAM
DIRECTOR OF LEASING
lquiram@matrixgroupinc.com
303-300-5271

The information contained herein has been obtained by sources believed to be reliable but has not been verified. No warranty, guarantee, or representation, whether express or implied, is made with respect to such information. All square footage references are approximate. Terms of lease are subject to change or withdrawal without notice. Lessee is encouraged to verify all information and absorbs all risk due to inaccuracies.

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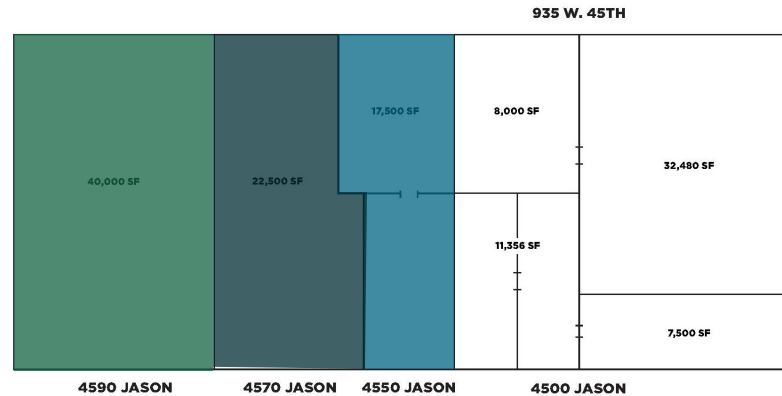


AVAILABLE UNITS

4550	Vacant - Storage Only 17,500 SF \$6/SF NNN
4590	Available w/ 60 Days Notice 40,000 SF \$6.75/SF NNN
4570	Available 7/1/23 22,500 SF \$7.25/SF NNN

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SITE PLAN



W 45TH AVE

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