

# PINE CREEK INDUSTRIAL

4780 Oakland Street  
Denver, CO 80239

**Easy access**  
to East 47th Avenue,  
I-70, and I-225

**Only 15 miles**  
from Denver International Airport

**Fully leased**  
to single long-term tenant

**FLEX SPACE | 100% LEASED**

**CONTACT AGENT  
FOR INFORMATION**

## PROPERTY HIGHLIGHTS



**BUILDING SIZE**  
**31,412 SF**



**SUB-MARKET**  
**AIRPORT**  
**MONTBELLO**



**ZONING**  
**I-A**



**TRAFFIC COUNTS**  
PEORIA ST @ E. 46TH  
AVENUE (SOUTH BOUND)  
**35,456** (2018, MPSI)



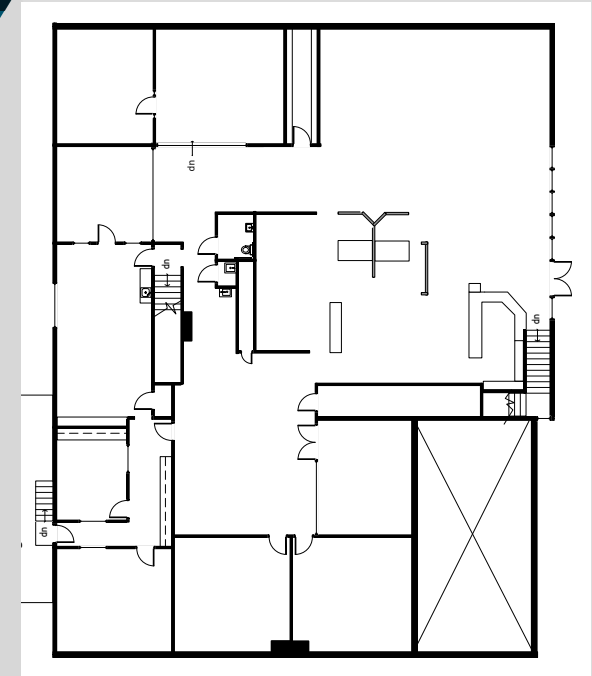
1805 S. Bellaire St., #400  
Denver, CO 80222  
303-333-7500  
[www.matrixgroupinc.com](http://www.matrixgroupinc.com)

**LAUREN QUIRAM**  
**LEASING AGENT**  
[lquiram@matrixgroupinc.com](mailto:lquiram@matrixgroupinc.com)  
**303-300-5271**

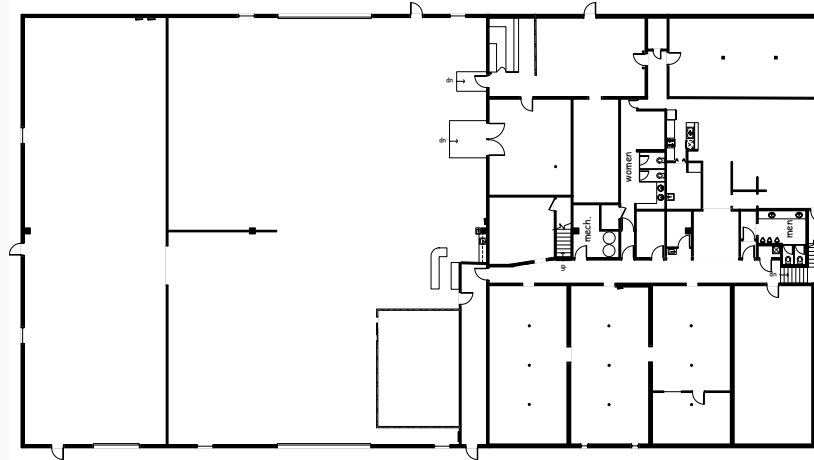
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UPPER LEVEL



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LOWER LEVEL

SITE PLAN

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