



## 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 168,320 SF 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. The new ownership group has invested heavily in upgrading the building with fenced parking, LED Lighting, partial interior HVAC, 3,500 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

**168,320 SF**  
TOTAL AVAILABLE

**6,632 SF**  
OFFICE AREA

**22'**  
CLEAR HEIGHT

**LED**  
LIGHTING

**1977** (RENOVATED Q1 2022)  
YEAR BUILT

**16 Total** (5 Interior, 4 Sealed)  
DOCK DOORS

**1**  
DRIVE-IN DOOR  
(LOADING CAN BE EXPANDED)

**8**  
RAIL DOORS

**3,500 Amps 480/277 volts**  
POWER(TBV)

**ESFR**  
FIRE SPRINKLERS

**2 Overhead Cranes**  
TWO 15-TON BRIDGE CRANES



## SITE AREA

In S.F.	231,739.2 SF
In Acres	5.32 AC

## BUILDING AREA

Office	6,632 SF
Warehouse	161,688 SF
<b>TOTAL</b>	<b>168,320 SF</b>

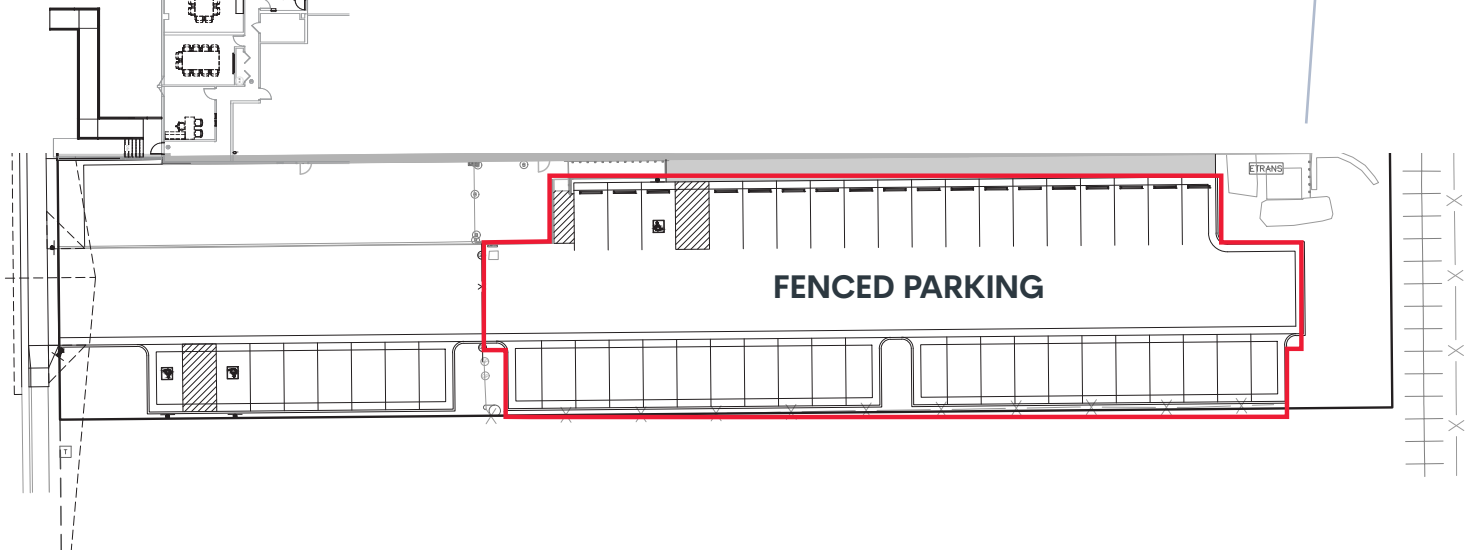
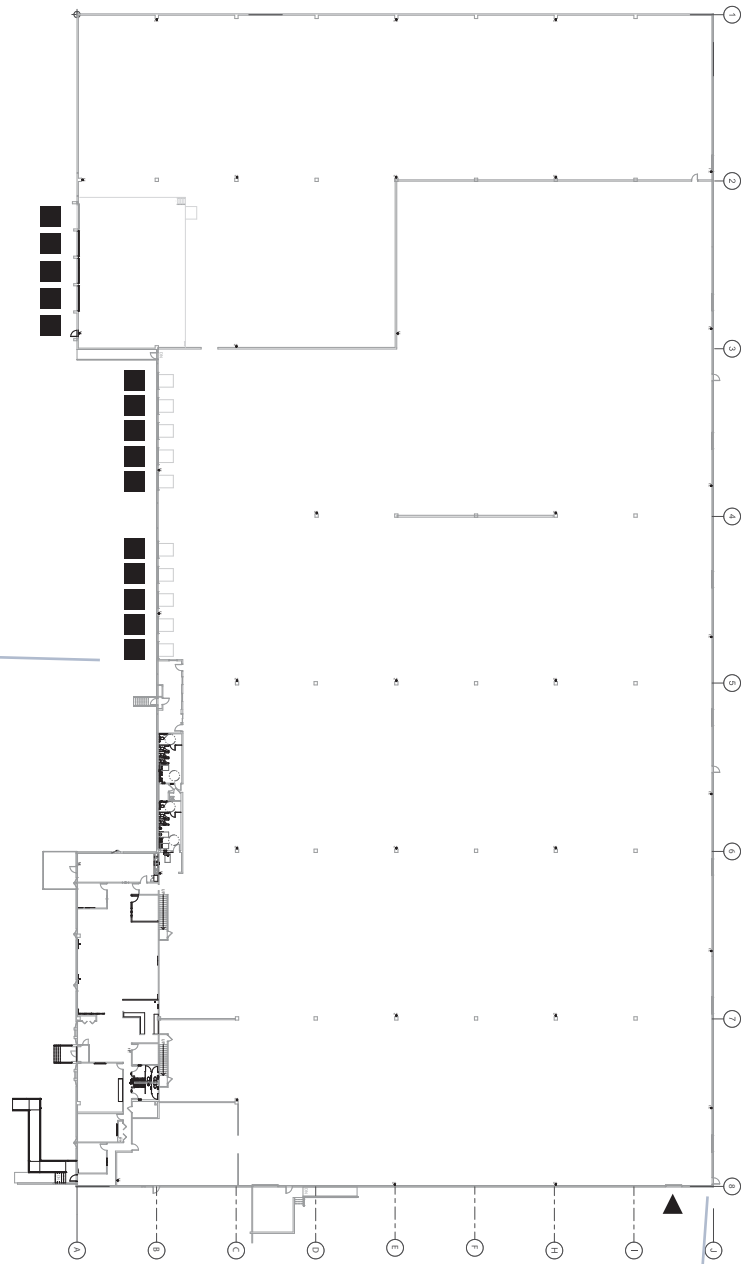
## PARKING

Rail	8
Auto	32 stalls
Docks	16 (1 addtl. possible)
Drive-Ins	1

■ = Dock High

▲ = Drive-In

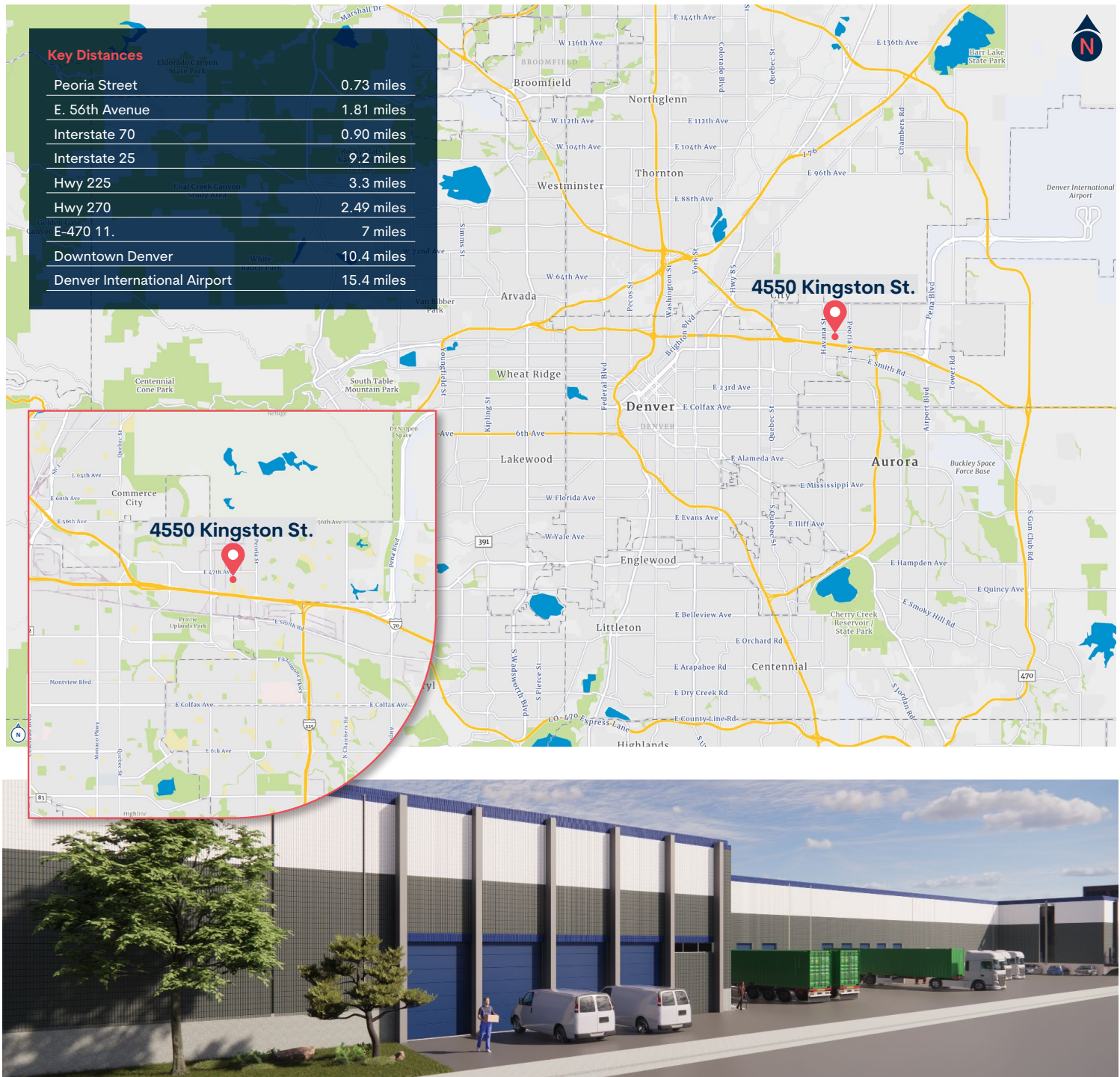
## 6,632 SF OFFICE







## Area Map & Key Distances



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