



**BENCHMARK**  
COMMERCIAL REAL ESTATE



**SUBLEASE**

**THRU 6/30/2027**

**±11,640 SF**

**RATE: Negotiable**

4195 Oneida Street, Unit A,  
Denver, CO 80216



**Distribution-ready industrial space in Denver's Central / I-70 industrial submarket. ±11,640 SF total — approximately 1,650 SF finished office (three private offices, restroom block, break area), balance is open warehouse.**

**Short-term sublease through June 30, 2027 — well-suited for swing space, seasonal operations, contractor staging, last-mile distribution, or temporary expansion needs.**

**PROPERTY USE**

INDUSTRIAL

**BUILDING**CENTRAL DENVER / I-70 INDUSTRIAL  
(QUEBEC ST SUBMARKET)**UNIT SIZE**

±11,640 SF

**LOADING**3 DOCK HEIGHT DOORS, 1 WITH CONCRETE  
DRIVE IN RAMP**CLEAR HEIGHT**

18'

**TERM**

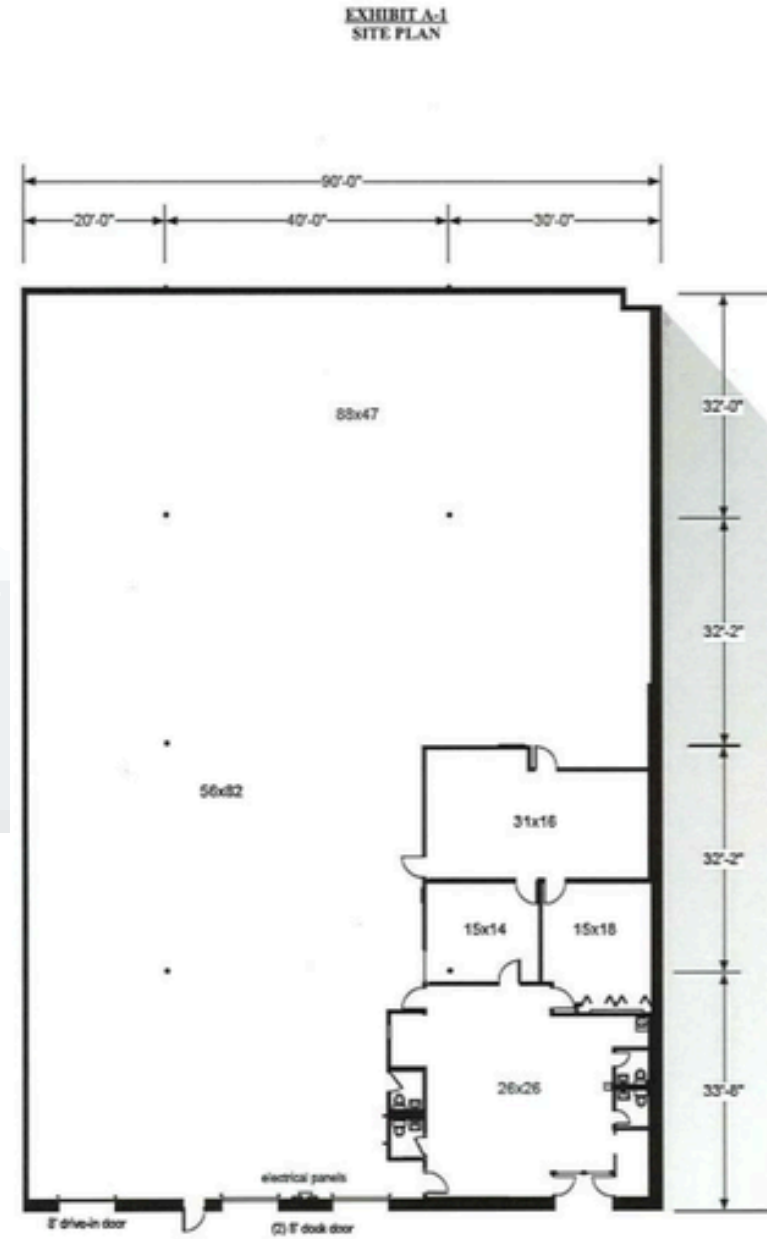
THROUGH 6/30/2027

**ESTIMATED OPEX**

~\$3.50/SF/YR NNN

**RATE**NEGOTIABLE (CONTACT BROKERS  
FOR RATE)







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