



**SUNBELT  
RENTALS**

**3975  
YORK ST.**  
DENVER, CO 80205

**Downtown Denver**

3795 York Street offers investors the opportunity to acquire a premier infill IOS facility leased to Sunbelt Rentals, a leading national equipment rental operator. Strategically located minutes from Downtown Denver, the Property provides immediate access to the metro's primary transportation corridors and serves as a mission-critical facility with favorable I-B zoning.

Renovated in 2008, with a recent office upgrade completed in 2026, the Property includes a 21,683 SF building on 3.72 acres with modern improvements, oversized drive-in loading, LED lighting and a stabilized yard with partial concrete surfacing. Sunbelt Rentals has occupied the site since 2013 and has over four (4) years of remaining term, offering durable cash flow backed by strong credit tenancy.

<b>1</b> Building	<b>21,683</b> Square Feet	<b>3.72</b> Acres	<b>1949</b> Renovated 2008/2026 Year Built	<b>100%</b> Occupied	<b>8/31/2030</b> Expiring
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- Infill location with future redevelopment potential
- 100% leased to an institutional credit tenant with BBB+ rating
- Stable (5) five year cash flow with future upside potential
- Functional, modern, mission critical IOS facility with low site coverage

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# Highly Functional Mission Critical IOS Site

4643 South Ulster Street  
Suite 1000  
Denver, Colorado 80237

colliers.com/denver  
+1 303 745 5800



Office Approximately 2,850 SF  
Mezzanine Approximately 2,550 SF

3.72 Acre Site with Yard

Recent Full Office Renovation

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