

# 1201 W. CUSTER PLACE

DENVER, COLORADO 80223

Gruber Commercial Real Estate Services | 970 Yuma Street, #100 Denver, CO 80204 | Tel: 720-490-1442



**FOR SALE OR LEASE**

## Freestanding Industrial Building For Sale or Lease

**BUILDING SIZE: 8,432 SF**

**SITE SIZE: 12,500 SF**

### PROPERTY HIGHLIGHTS

- Enterprise Zone Location
- Two tenant potential building
- Central location
- Easy access to I-25
- Free-standing building



**SALE PRICE:**  
**\$1,275,000.00**

**LEASE RATE:**  
**\$7.50/SF NNN**



**Russell Gruber**

*Industrial Specialist / Owner*

**Cell: 720-490-1442**

[russell@grubercommercial.com](mailto:russell@grubercommercial.com)



Commercial Real Estate Services

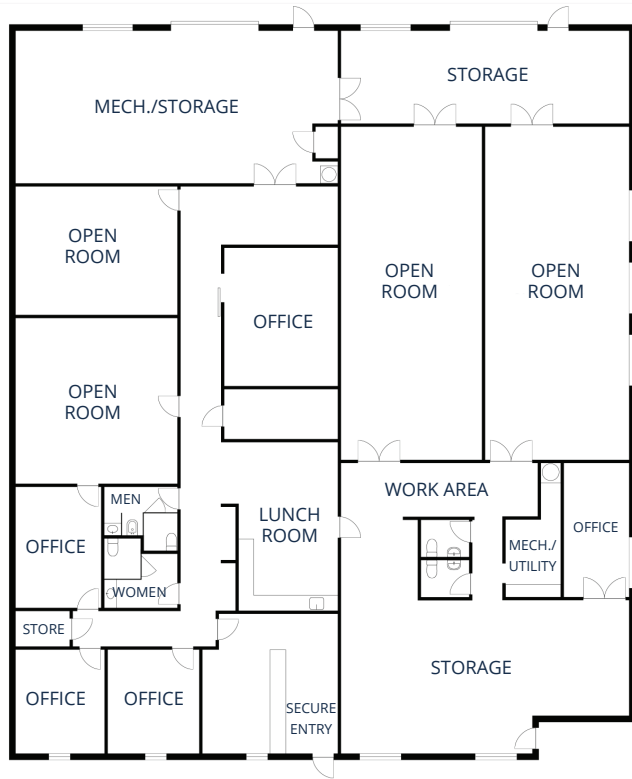
<https://grubercommercial.com>

# 1201 W. CUSTER PLACE

DENVER, COLORADO 80223

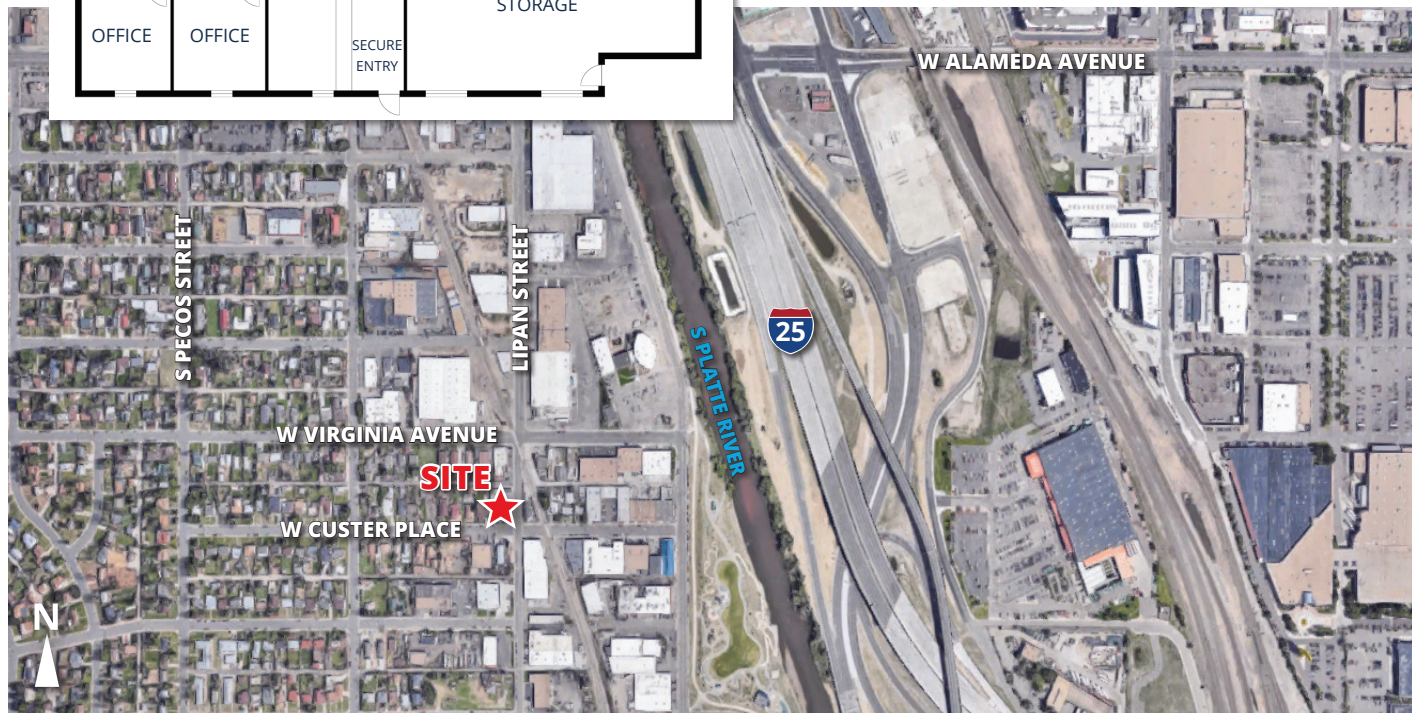
Gruber Commercial Real Estate Services | 970 Yuma Street, #100 Denver, CO 80204 | Tel: 720-490-1442

## FLOOR PLAN



## PROPERTY DETAILS

- **Building Size:** 8,432 SF
- **Site Size:** 12,500 SF
- **Zoning:** I-MX-3
- **City/County:** Denver/Denver
- **Taxes (2019):** \$20,461.49
- **Mill Levy:** 72.116
- **YOC:** 1973 (Masonry Construction)
- **Loading:** 2 grade-level doors
- **Clear Height:** 10'-12' ft
- **HVAC:** Office has A/C
- **Power:** 3-phase (to be verified)



**Russell Gruber**  
*Industrial Specialist / Owner*

**Cell: 720-490-1442**

[russell@grubercommercial.com](mailto:russell@grubercommercial.com)



Commercial Real Estate Services  
<https://grubercommercial.com>

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Gruber Commercial Real Estate Services.