

13105 E. 38TH AVE, UNITS 55 & 58
DENVER, COLORADO

Gruber Commercial Real Estate, Inc | 209 Kalamath Street #9, Denver, CO 80223 | Tel: 720-490-1442



FOR LEASE

I-70 CORRIDOR DISTRIBUTION WAREHOUSE SPACE WITH RAIL SERVICE ACCESS

UNIT SIZE: 33,750 SF

DIVISIBLE TO: 15,000 SF and 18,750 SF

PROPERTY HIGHLIGHTS

- Fully fenced premises
- New LED Lighting being installed
- New dock doors being installed
- Dock levelers being installed
- New office flooring and repainting in progress
- New bathroom fixtures
- Rail service access (Union Pacific)
- Concrete tilt up building



**LEASE PRICE:
\$5.95/SF NNN**

Russell Gruber

Industrial Specialist / Owner

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PROPERTY DETAILS:

- **Available Space:**
33,750 SF (divisible to 15,000 SF and 18,750 SF)
- **Building Size:**
165,000 SF (total)
- **Site Size:**
348,209 (total site)
- **Office Size:**
1,669 SF
- **City/County:**
Denver/Denver
- **Zoning:**
I-B
- **YOC:**
1974
- **2023 Taxes:**
\$264,179.24
- **2024 NNN Estimate:**
\$4.00/SF
- **Power:**
3-Phase 240v to be verified
- **Clear Height:**
22'
- **Column Spacing:**
50'X25'
- **Dock High Loading:**
7 dock doors (2 are oversized)
- **Rail Loading:**
9 available rail doors
- **Sprinkler:**
Yes



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