1806 E. 40th AVENUE

DENVER, COLORADO 80205



Central Freestanding Manufacturing Building For Lease

TOTAL BUILDING SIZE: 8,754 SF SITE SIZE: 14,062 SF (CORNER LOT)

PROPERTY HIGHLIGHTS

- · Industrial mixed-use corner lot for lease
- · Existing 8,754 SF metal building
- Well located at a main access point into Denver's hottest neighborhood, the River North Arts District
- · Walking distance to the 38th and Blake Light Rail
- · Well distributed power
- Oversized loading doors





Russell Gruber Industrial Specialist / Owner

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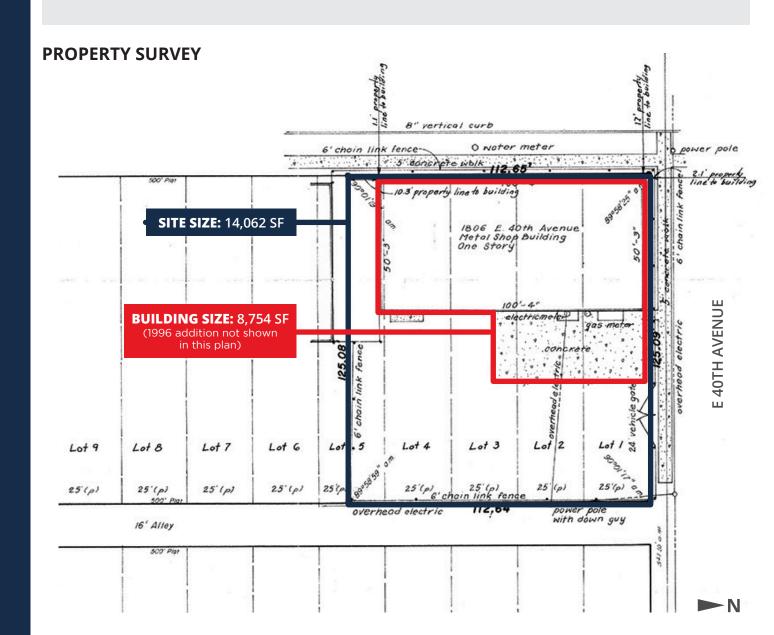
https://grubercommercial.com

Industrial Mixed-Used Corner Lot For Lease

BUILDING HIGHLIGHTS

- 14,062 SF corner lot in RiNo
- Walking distance to the 38th and Blake Light Rail Station
- **Zoning:** I-MX-3 (currently) but falls into the 8-story 38th & Blake overlay
- Existing Building: 8,754 SF (metal building)
- YOC: 1982, plus an addition in 1996
- Loading: 3 oversized drive-in doors

- **Power:** 400 amps of 3-phase, 208 volt (well distributed)
- Clear Height: 15'
- **Heat & A/C:** Gas forced heat in the warehouse, A/C in the office
- Water Tap Size: 1"
- Tax (2018): \$17,834.18



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AERIAL



BUILDING PHOTOS



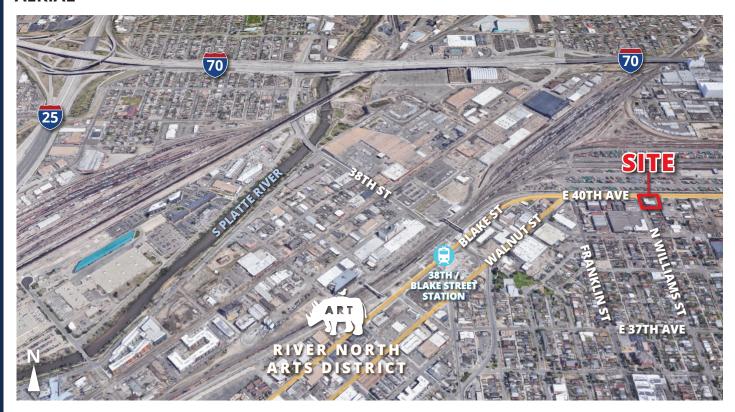




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