

2200 S. FOX STREET

DENVER, CO 80223

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



FOR LEASE

Central 3,136 SF Industrial Building with Yard For Lease

BUILDING SIZE: 3,136 SF

PROPERTY HIGHLIGHTS

- *Freestanding Building*
- *Fenced Yard*
- *Clear Span Building*
- *Oversized Drive-in Doors*
- *3-ton Crane*
- *Floor Drains*
- *Local Owner*



LEASE RATE
\$5,000/MO NNN

Russell Gruber

Industrial Specialist / Owner

720-490-1442

russell@grubercre.com

Gruber

COMMERCIAL REAL ESTATE

grubercommercial.com

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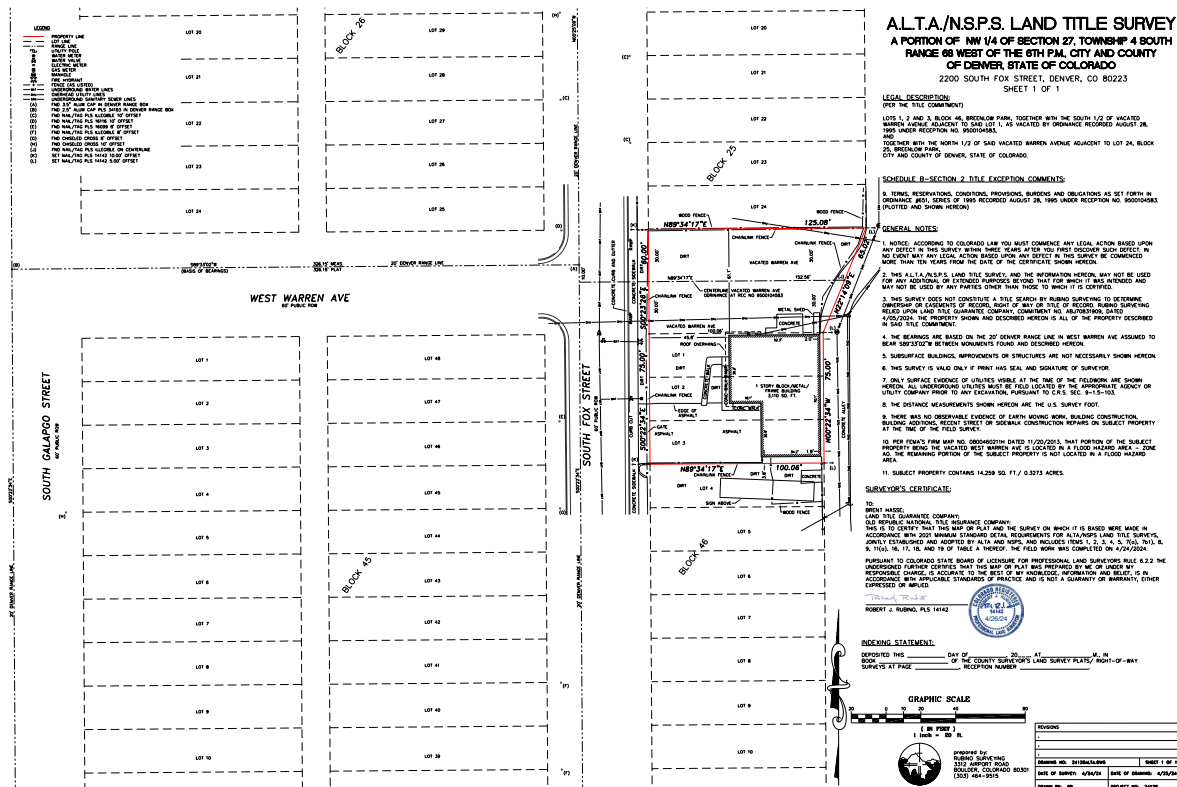
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PROPERTY DETAILS

- **Building Size:** 3,136 SF
- **Site Size:** 14,258 SF
- **Office:** 790 SF
- **YOC:** 1981
- **Taxes (2023):** \$15,008.78
- **Zoning:** E-MX-2X
- **Clear Height:** 12ft
- **Heat:** Radiant plus swamp in warehouse
- **Loading:** 2 oversized drive in doors



SURVEY



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