

**2727 W. BARBERRY PLACE**  
DENVER, COLORADO

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



## CENTRAL FOOD PROCESSING FACILITY FOR SALE

**BUILDING SIZE:** 17,672 SF

### PROPERTY HIGHLIGHTS

- Building Designed for Food Processing (currently salsa)
- Freestanding Central Location
- Floor Drains
- Heavy Power
- Freezer/Cooler and Processing Space
- Fully Fenced and Paved Site
- Enterprise Zone Qualified Location
- Opportunity Zone Qualified Location

SALE PRICE:  
**CONTACT BROKER**



**Russell Gruber**

*Industrial Specialist / Owner*

**Cell: 720-490-1442**

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**Gruber**

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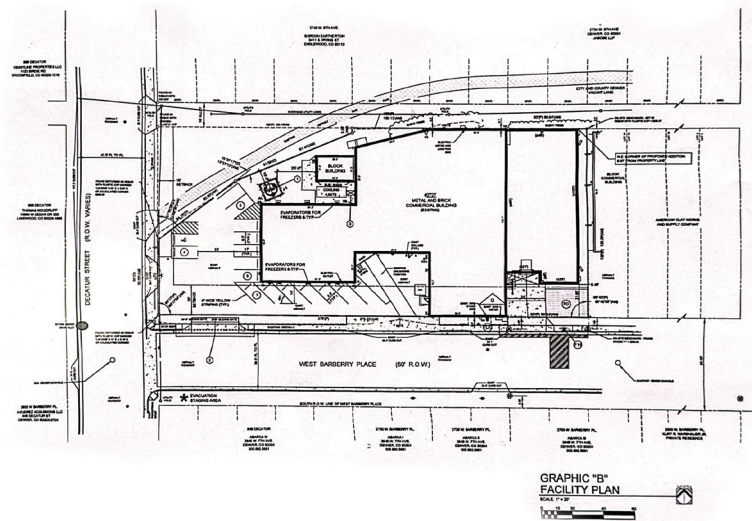
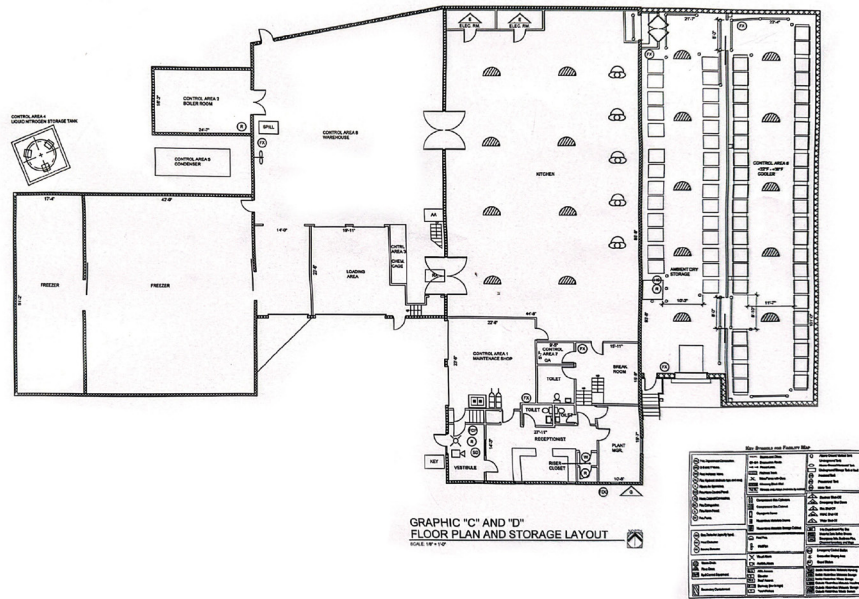
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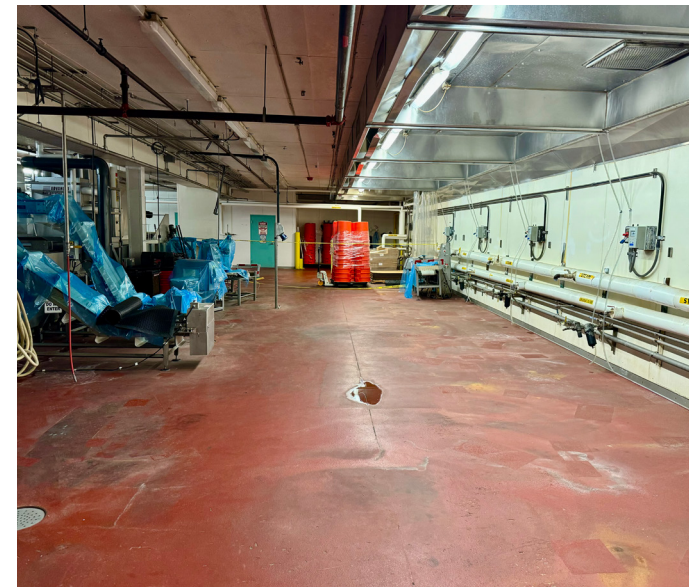
**PROPERTY DETAILS**

- **Building Size:** 17,672 SF
- **Site Size:** 30,200 SF
- **Zoning:** I-A (Denver)
- **City/County:** Denver/Denver
- **YOC:** 1968 - Masonry and Metal construction
- **Property Taxes (2023):** \$43,862.86
- **Loading:** 2 Dock doors, 2 Drive-in doors
- **Power:** Heavy 3 phase
- **Clear Heights:** 12'-16ft'

**SITE PLAN**



**INTERIOR PHOTOS**





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## AERIAL



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