

INDUSTRIAL BUILDING FRONTING ON 6TH AVE WITH FENCED PARKING & LOADING

BUILDING SIZE: 36,750/SF

PROPERTY HIGHLIGHTS

- Freestanding building
- Fenced parking lot
- Fenced loading court
- Skylights
- Temperature controlled building
- Major frontage/exposure on 6th Avenue
- Landlord will Demo & Customize Office!





Industrial Specialist / Owner

Cell: 720-490-1442 russell@grubercre.com



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

PROPERTY DETAILS

• **Building Size:** 36,750/SF

• **Site Size:** 106,816/SF (2.45 acres)

• Office: Based on Tenant Needs

• Zoning: I-MX-3 • YOC: 1969

• Construction Type: Masonry

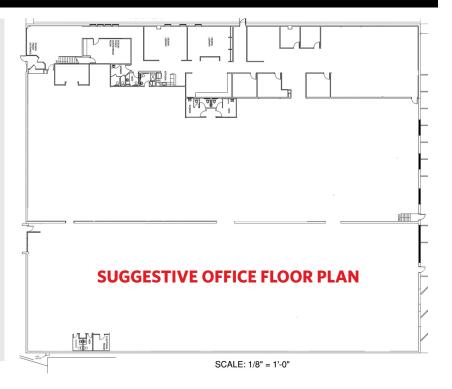
• Sprinkler: Yes • Power: Heavy

• Clear Height: 18'ft

• Loading: 5 dock high doors, 1 oversized interior dock door

• Lease Rate: \$10.50NNN

• Estimated NNN (2024): \$4.50/SF



AERIAL VIEW



Russell Gruber

Industrial Specialist / Owner

Cell: 720-490-1442

russell@grubercre.com



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.