



**4120 Madison Street, Denver, CO 80216**

**Industrial Building For Sale**

## FOR SALE

### PROPERTY HIGHLIGHTS

- Two (2) grade level doors
- Easy access to I-70 via Colorado Blvd
- Walking distance to 40th & Colorado Light Rail Station
- New roof coating – 10 yr Warranty



**BUILDING SIZE: 3,979/SF**



**LOT SIZE: 5,850/SF**



**PRICE REDUCED! \$825,000**

**For More Information, Contact:**

**Steve Fletcher** | *Industrial Specialist*

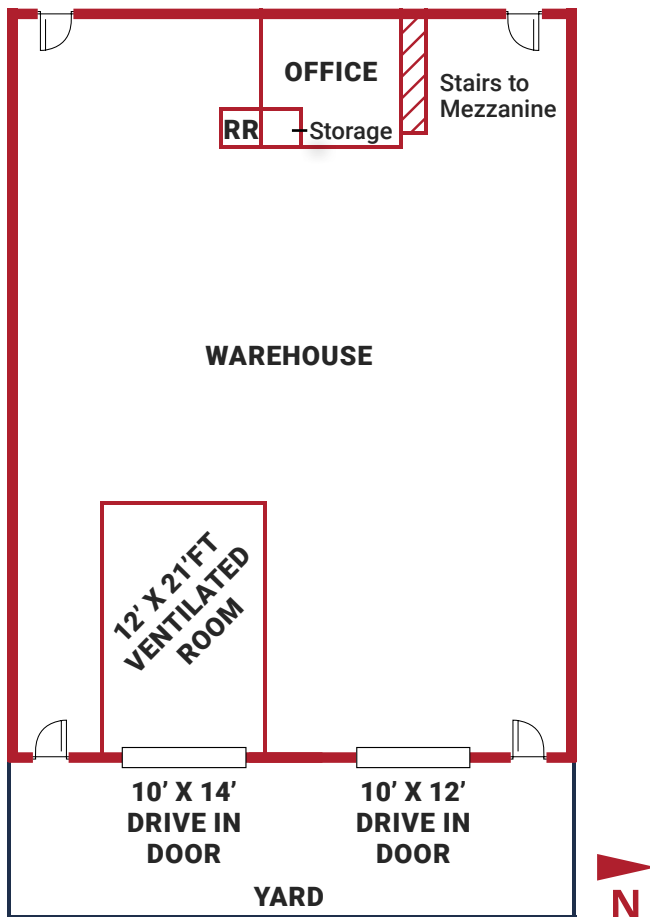
(720) 320-0366

Steve@grubercre.com

## PROPERTY DETAILS

- **Building Size:** 3,979/SF
- **Office Space:** 250/SF
- **Taxes:** \$17,066.32
- **YOC:** 1984
- **Zoning:** I-MX-3 (Denver)
- **Ceiling Height:** 15'ft

## FLOOR PLAN



## AERIAL VIEWS



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