



Property Highlights

- **Rare central infill location**
- Large fenced yard
- Clear span warehouse
- Easy access to Downtown Denver
- Walking distance to Light Rail stop
- Corner lot
- Up-zoning possible to 12 stories



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INDUSTRIAL PROPERTY FOR SALE OR LEASE

BUILDING SIZE

10,270 SF

SALE PRICE

NEGOTIABLE

LEASE RATE

\$12.00/SF Net

\$18.00/SF Net - MMJ

SITE SIZE

31,250 SF

ZONING

I-A

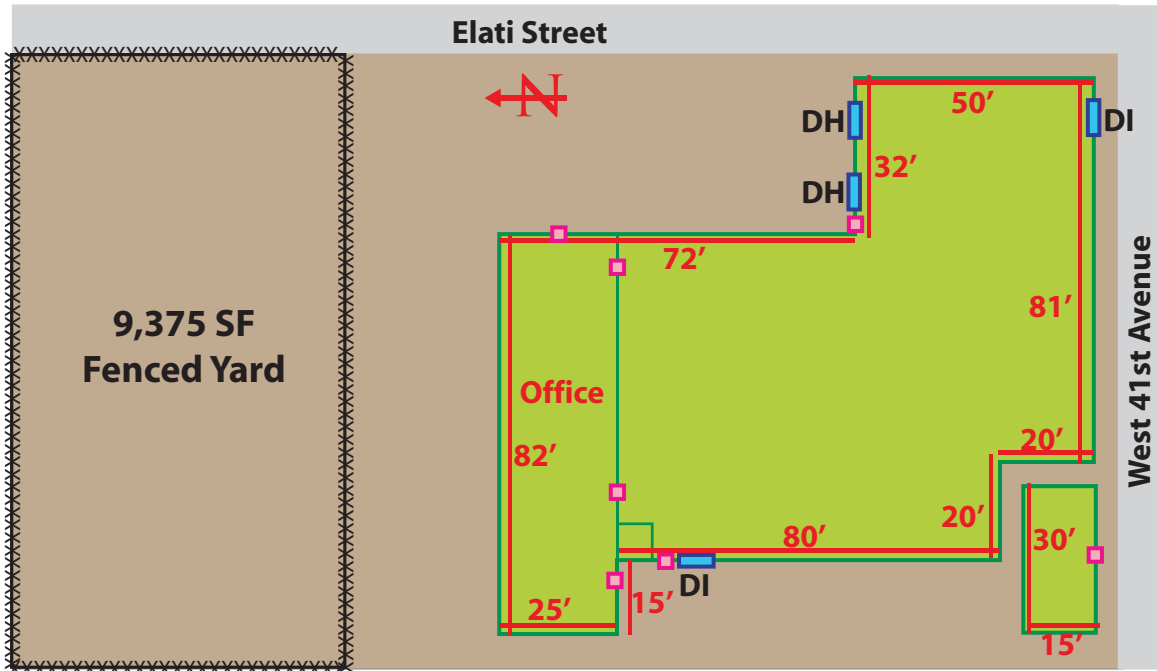
CLEAR HEIGHT

24'

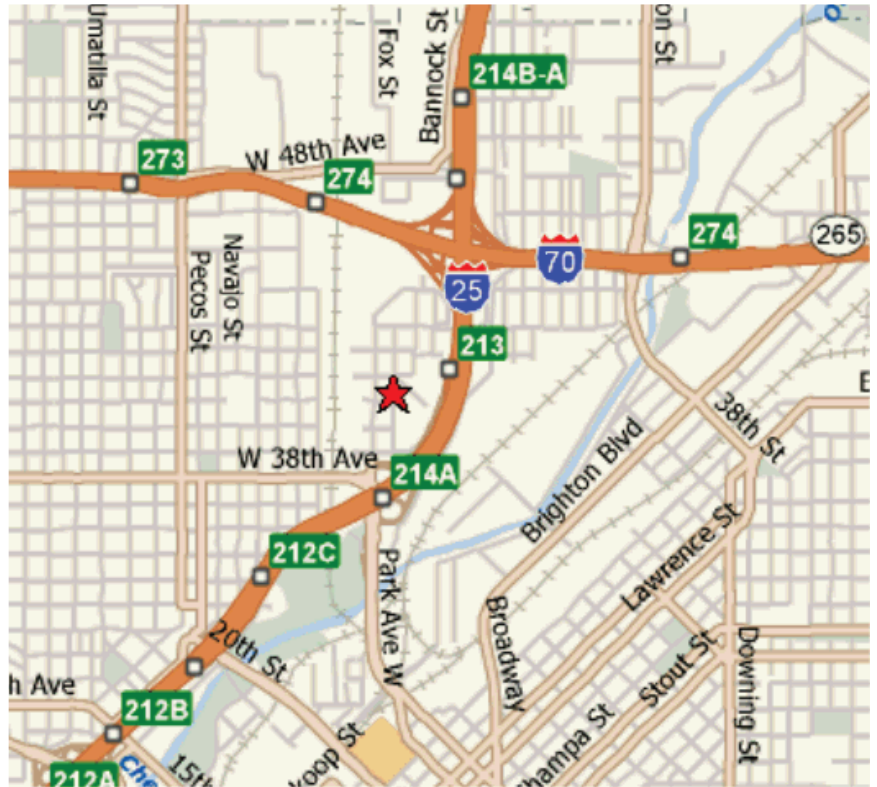


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Industrial Property For Sale or Lease



Building Size	10,270 sf
Site Size	31,250 sf
Office Area	2,050 sf
Zoning	I-A
Clear Height	24'
Loading	2 Drive-in, 2 Dock-high
Power	HEAVY
Heat	Gas-forced
Air	A/C-Offices
Columns	Clear span
Sprinklered	No
YOC	1971
Taxes	\$17,413.77-2017
Access	Located right off I-25 & 38th Avenue



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