

440 S. LIPAN STREET
DENVER, COLORADO 80223

Gruber Commercial Real Estate Services | 3001 Brighton Blvd #341 Denver CO 80216 | Tel: 720-490-1442



FOR LEASE

Central Sprinklered Warehouse With Paved Yard For Lease

AVAILABLE SPACE:
15,000 SF

LEASE RATE:
\$8.95/SF NNN

PROPERTY HIGHLIGHTS

- Huge paved yard
- Fully sprinklered building
- Easy access to I-25 and Santa Fe Drive
- Minutes to downtown Denver
- Local ownership
- Enterprise zone qualified



Russell Gruber

Industrial Specialist / Owner

Cell: 720-490-1442

russell@grubercommercial.com



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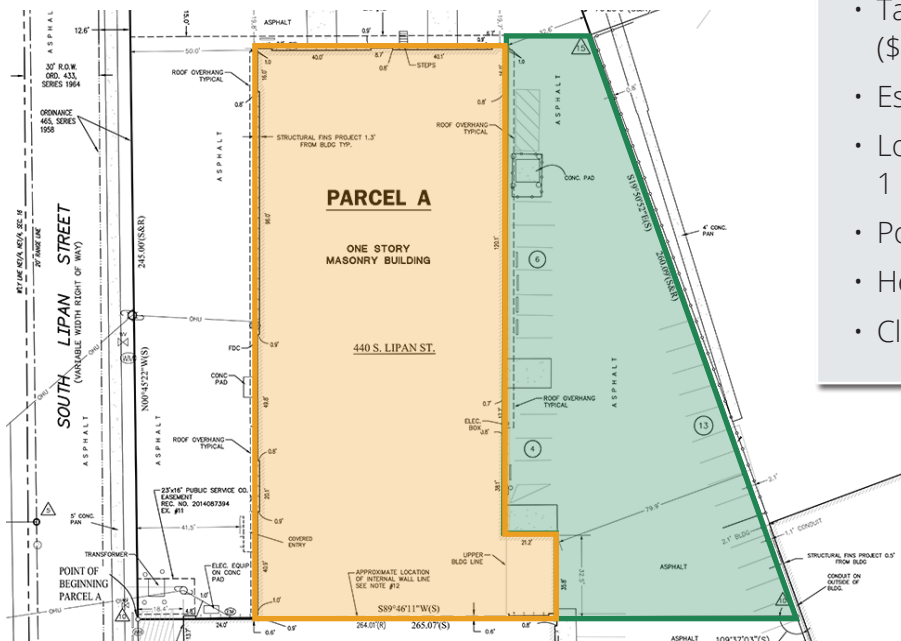
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AERIAL



PROPERTY DETAILS

- Space Available: 15,000 SF
- Office: TBD
- Zoning: I-A, UO-2
- DOC: 1967 (Twin-T Construction)
- Taxes 2018: \$1.13/SF (\$25,633.35 for total property)
- Estimated NNN Expenses: \$1.50/SF
- Loading: 2 dock-high doors, 1 drive-on loading door
- Power: 3 phase (Xcel)
- Heat: Gas forced heat
- Clear Height: 14'



PROPERTY SURVEY

- SPACE FOR LEASE
- PAVED YARD



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