

4930 COLORADO BLVD.

DENVER, COLORADO

Gruber Commercial Real Estate Services | 209 Kalamath Street, #7, Denver, CO 80223 | Tel: 720-490-1442



FOR SALE OR LEASE

Freestanding Industrial Building For Sale or Lease

BUILDING SIZE: 20,379 SF

SITE SIZE: 2.07 ACRES

PROPERTY HIGHLIGHTS

- Frontage on Colorado Blvd. with large monument signage potential
- Fenced, paved yard (entire site is paved)
- Heavy power/well distributed
- Heavy industrial zoning (I-B, UO2)
- Excellent access to I-70
- Located within an Enterprise Zone



POTENTIAL FOR MONUMENT SIGNAGE

SALE PRICE:
\$3,100,00.00

LEASE RATE:
\$9.50/SF NNN



Russell Gruber

Industrial Specialist / Owner

Cell: 720-490-1442

russell@grubercommercial.com

Gruber

Commercial Real Estate Services

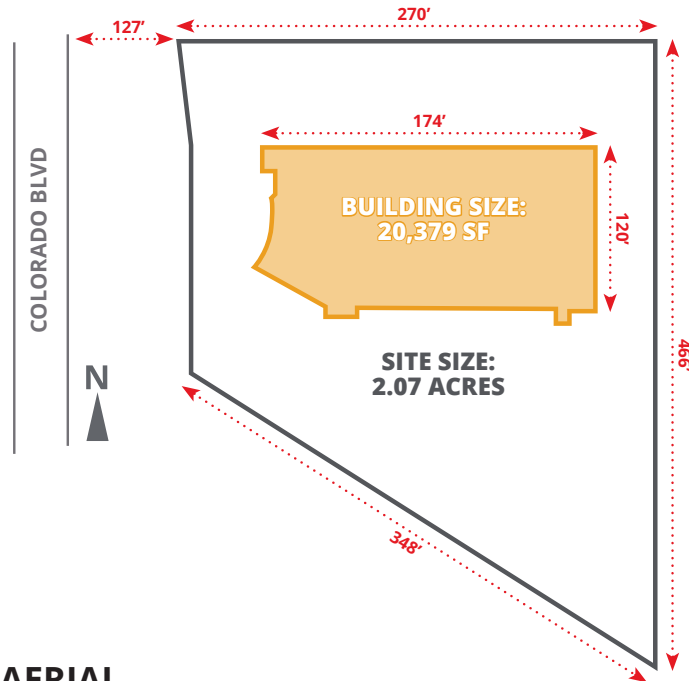
<https://grubercommercial.com>

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SITE PLAN



PROPERTY DETAILS

- Building Size: 20,379 SF
- Site Size: 2.07 Acres
- Office: TBD
- Clear Height: 15'
- Zoning: I-B, UO2
- Loading: 2 drive-in doors and 1 dock-high
- Taxes (2020): \$54,483.63
- Power: 800 Amp of 120/208V
- Heat: Gas-forced
- A/C: Office
- YOC: 1953
- Columns: 22' x 40'

AERIAL



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