

**5590 N. PECOS STREET**  
DENVER, COLORADO 80221

Gruber Commercial Real Estate Services | 970 Yuma Street, #100 Denver, CO 80204 | Tel: 720-490-1442



## 1.5-Acre Central Site for Sale Fronting on Pecos

**SITE SIZE: 1.5 Acres (65,340 SF)**  
**EXISTING BUILDING SIZE: 7,700 SF (two levels)**

**SALE PRICE:**  
**\$2,500,000.00**

### PROPERTY HIGHLIGHTS

- Large rectangular site
- 3-phase power on-site
- Gas on-site
- Water/sewer on-site
- Two curb cuts onto Pecos
- Nice landscape in place on Pecos
- Property located in an Enterprise Zone
- Site is caddy corner to major upcoming 60-acre development
- Site is located in Unincorporated Adams County



**Russell Gruber**  
*Industrial Specialist / Owner*

**Cell: 720-490-1442**  
russell@grubercommercial.com

**Gruber**

Commercial Real Estate Services

<https://grubercommercial.com>

# 5590 N. PECOS STREET

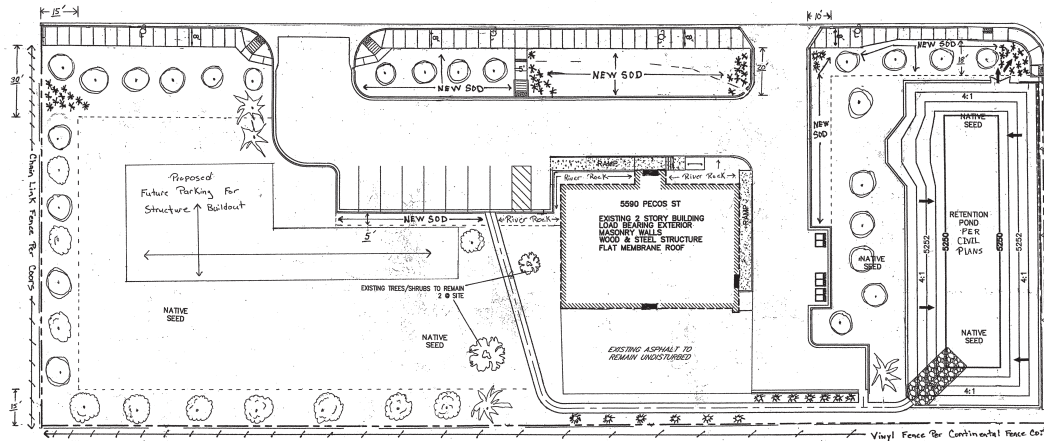
DENVER, COLORADO 80221

Gruber Commercial Real Estate Services | 970 Yuma Street, #100 Denver, CO 80204 | Tel: 720-490-1442

## AERIAL



## SITE PLAN



## PROPERTY DETAILS

- **Site Size:** 65,340 SF (or 1.5 acres)
- **Building Size:** 7,700 SF (two levels)
- **Zoning:** I-1 (Light Industrial)
- **City/County:** Unincorporated Adams County
- **Utilities to the Site:**
  - Water tap is 1-inch line (North Lincoln District, billed by Denver Water)
  - 3-phase power (400 amps, to be verified) provided by Xcel
- **Building YOC:** 1920
- **Building has sprinkler**
- **Property Tax (2018):** \$10,852.00



**Russell Gruber**  
Industrial Specialist / Owner

Cell: 720-490-1442

russell@grubercommercial.com



Commercial Real Estate Services  
<https://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.