Gruber Commercial Real Estate, Inc. | 209 Kalamath Street, #7 Denver, CO 80223 | (720) 320-0366 | grubercommercial.com



# 870 E. 50th Avenue, Denver, CO 80216

## Central Industrial With Yard Available For Lease

## **FOR LEASE**

## **PROPERTY HIGHLIGHTS**

- Desirable central location
- Fenced yard (approximately 0.62 Acres)
- Additional expansion options available within building
- 1/2 block east of Washington Street with access to I-25 and I-70





#### For More Information, Contact:

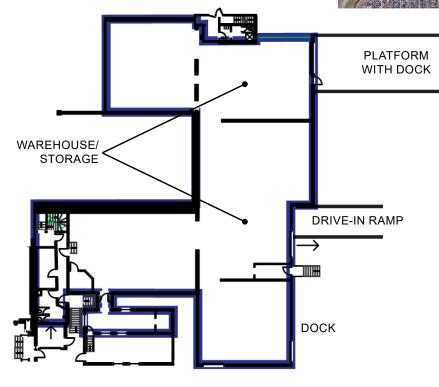
**Steve Fletcher** | *Industrial Specialist* (720) 320-0366 steve@grubercre.com

### **AERIALS**





## SITE PLAN



#### For More Information, Contact:

Steve Fletcher | Industrial Specialist (720) 320-0366

### **PROPERTY DETAILS**

- Space Available: 8,332 SF
- Building Size: 132,294 SF
- Site Size: 3.9 acres
- YOC: 1947
- Zoning: I-A (Denver)
- Loading:

» 1 dock-high door (with edge of dock leveler

- » 1 ramped drive-in
- » 1 platform dock door
- Clear Height: 10'-23'
- Common Area Expenses: \$2.37/SF



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