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:

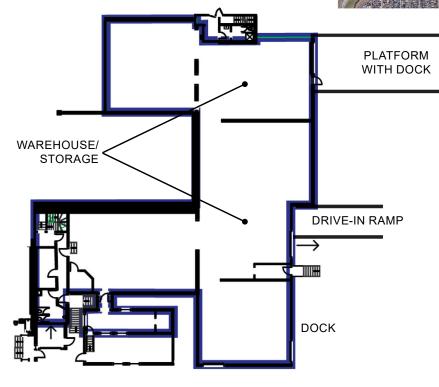
Steve Fletcher | *Industrial Specialist* (720) 320-0366 steve@grubercre.com

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



steve@grubercre.com

© 2021 Gruber Commercial Real Estate. Inc. 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, Inc. November 2, 2021 6:25 PM