

1001 W 42ND AVE
DENVER, COLORADO

Gruber Commercial Real Estate, Inc | 209 Kalamath Street #9, Denver, CO 80223 | Tel: 720-490-1442

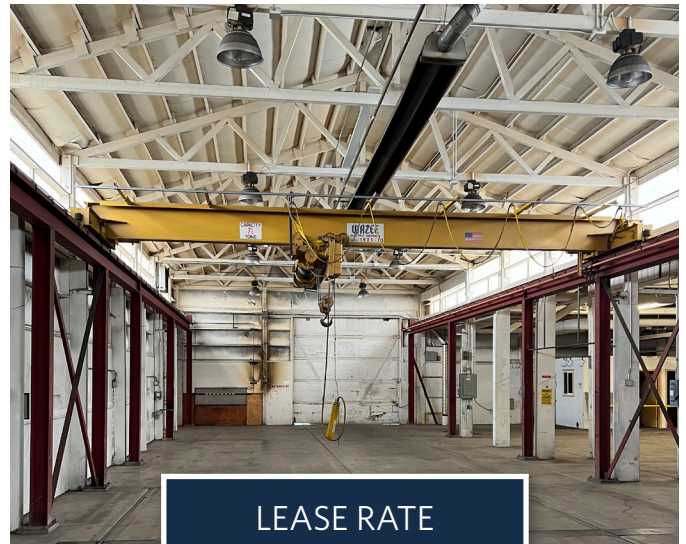


Central Freestanding Crane Served Building | FOR LEASE

BUILDING SIZE: 13,893/SF

PROPERTY HIGHLIGHTS

- Freestanding Building
- 7.5 Ton Crane
- Existing Welding Hood System
- Small Paved Yard
- Oversized Drive in Door
- Rare Infill/Central Location
- **BUILDING IS FOR SALE AS WELL**



LEASE RATE
\$10.50 NNN

Russell Gruber

Industrial Specialist / Owner

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Gruber

COMMERCIAL REAL ESTATE

grubercommercial.com

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PROPERTY DETAILS

- **Building Size:** 13,893/SF
- **Site Size:** 24,258/SF (.55 acres)
- **Office:** 3,200/SF (+/-)
- **YOC:** 1984
- **Zoning:** I-MX-3
- **City/County:** Denver/Denver
- **Estimated NNN:** \$4.00/SF
- **Clear Height:** 14'-18'ft
- **Loading:** 2 drive in doors, 2 dock high doors
- **Power:** 3-phase, 480 volt (to be verified)
- **Heat:** Radiant
- **A/C:** In office areas

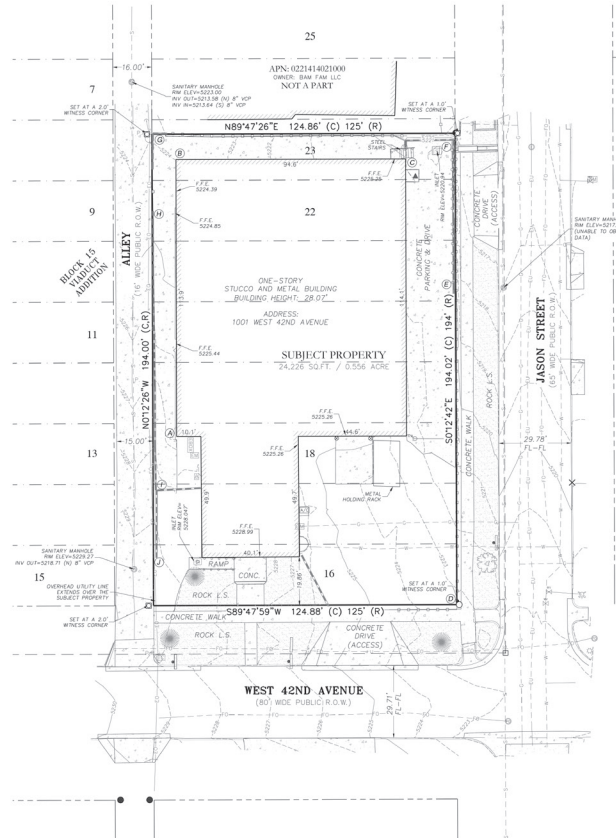
AERIAL VIEW



LAND TITLE SURVEY

IMPROVEMENT TIES AND DISTANCES

- Ⓐ BUILDING CORNER 9.72' EAST OF PROPERTY LINE
- Ⓑ BUILDING CORNER 10.4' SOUTH AND 9.9' EAST OF PROPERTY LINE
- Ⓒ BUILDING CORNER 10.5' SOUTH AND 20.4' WEST OF PROPERTY LINE
- Ⓓ FENCE CORNER ON LINE
- Ⓔ CHAIN-LINK FENCE 1.2' WEST OF LINE EAST FACE OF WALL 0.4' WEST OF LINE WOOD PRIVACY FENCE 0.2' EAST OF LINE
- Ⓕ CHAIN-LINK FENCE 1.3' WEST OF LINE EAST FACE OF WALL 0.5' WEST OF LINE NORTH FACE OF WALL 2.5' SOUTH OF LINE WOOD PRIVACY FENCE 0.4' EAST OF LINE
- Ⓖ WEST FACE OF WALL IS ON LINE
- Ⓗ WEST FACE OF WALL IS ON LINE
- Ⓘ WEST FACE OF WALL IS ON LINE
- Ⓙ WEST FACE OF WALL IS ON LINE



LEGEND	
●	FOUND MONUMENT, AS NOTED
○	SET 5/8" REBAR WITH ORANGE PLASTIC CAP STAMPED "PLS 38495"
□	SET NAIL AND BRASS TAG STAMPED "PLS 38495"
×	FOUND CHISELED "X"
○	FOUND RANGE POINT, AS NOTED
(C)	CALCULATED DISTANCE
(R)	RECORD DISTANCE
(M)	MEASURED DIMENSION
15	LOT NUMBER
APN:	ASSESSOR'S PARCEL ID NUMBER
EXISTING BUILDING	
[Pattern]	AREA OF CONCRETE
[Pattern]	AREA OF ROCK/GRAVEL
[Line]	SUBJECT PARCEL BOUNDARY LINE
[Line]	ADJACENT PROPERTY LINE
[Line]	RIGHT-OF-WAY LINE
[Line]	OFFSET / TIE LINE
[Line]	CURB AND GUTTER LINE
[Line]	UNDERGROUND FIBER OPTIC LINE
[Line]	UNDERGROUND GAS LINE
[Line]	UNDERGROUND WATER LINE
[Line]	UNDERGROUND ELECTRIC LINE
[Line]	UNDERGROUND COMMUNICATION LINE
[Line]	UNDERGROUND SANITARY SEWER LINE
[Line]	WOOD PRIVACY FENCE
[Line]	CHAIN LINK FENCE
[Line]	WALL
[Line]	HANDRAIL
[Line]	1' CONTOUR LINE
[Line]	5' CONTOUR LINE
[Symbol]	DECIDUOUS TREE
[Symbol]	CONIFEROUS TREE
⊕	WATER VALVE
⊗	WATER METER
⊙	POWER POLE
—	GUY WIRE
⊕	ELECTRICAL METER
⊕	SANITARY SEWER MANHOLE
⊕	STORM DRAIN INLET
⊕	SIGN
⊕	FIRE HYDRANT
⊕	GAS METER
⊕	COMMUNICATIONS MANHOLE
⊕	Mechanical HOIST
⊕	GATE POST
⊕	ELECTRIC SWITCH
⊕	ELECTRIC BOX
⊕	BOLLARD
⊕	GAS VALVE
⊕	PSCO MANHOLE
⊕	COMMUNICATIONS MANHOLE
⊕	Mechanical HOIST
⊕	GATE POST
⊕	ELECTRIC SWITCH

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