



FOR LEASE

Small Central Industrial Warehouse for Lease

SPACE AVAILABLE: 1,400 SF

PROPERTY HIGHLIGHTS

- Central location
- Located in Ruby Hill
- Local ownership
- Located within an Enterprise Zone
- Front park, rear load



LEASE RATE:
\$2,350.00
PER MONTH GROSS

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1221 S. LIPAN STREET

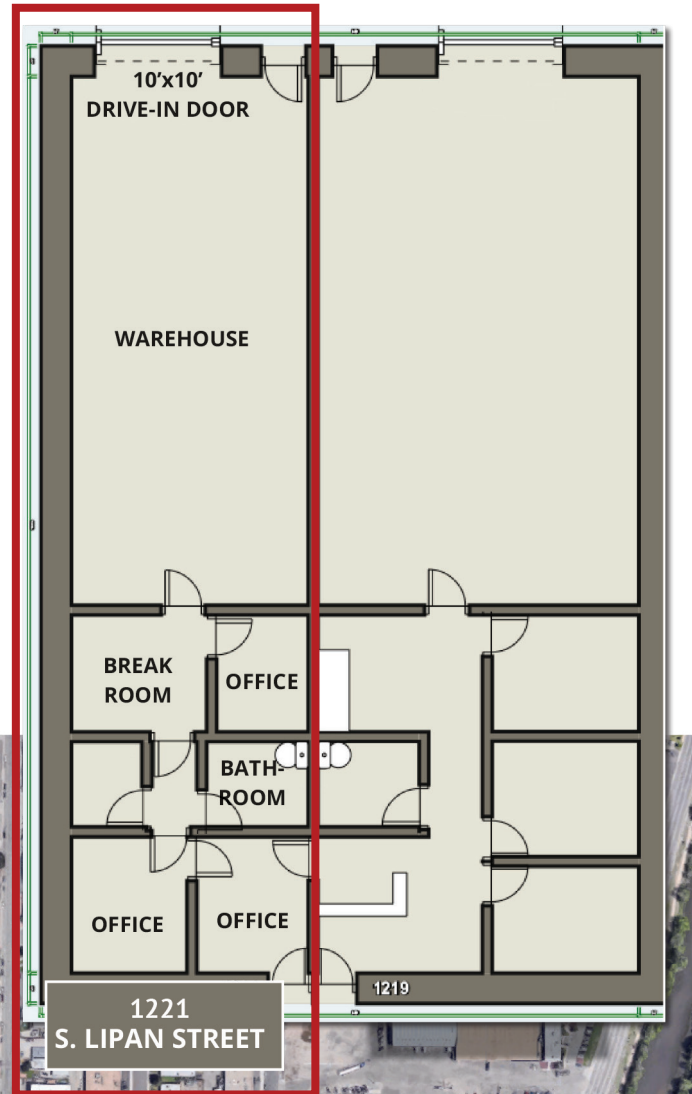
DENVER, COLORADO

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

PROPERTY DETAILS

- **Size:** 1,400/SF
- **Office:** 500/SF +/-
- **YOC:** 1986
- **LOT:** 2,500/SF
- **Zoning:** I-MX-3
- **Loading:** One drive (10'x10')
- **Clear Height:** 12'ft
- **Power:** 3 phase (to be verified)
- **Heat:** Gas forced in warehouse
- **A/C:** in office and forced air
- **Taxes (2021):** \$5,518.02

FLOOR PLAN



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