

1277-1285 S. BANNOCK ST
DENVER, COLORADO

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



FOR SALE OR LEASE

Freestanding Central Industrial Property with Fenced Yard For Sale or Lease

BUILDING SIZE: 4,861/SF

PROPERTY HIGHLIGHTS

- Rare central location
- Paved Fenced Lot
- Walking distance to Light Rail
- Close proximity to retail
- Heavy power (800amps - 3 phase)

**SALE PRICE REDUCED TO
\$899,000**

**LEASE PRICE
\$13.00 NNN**



Russell Gruber

Industrial Specialist / Owner

Cell: 720-490-1442

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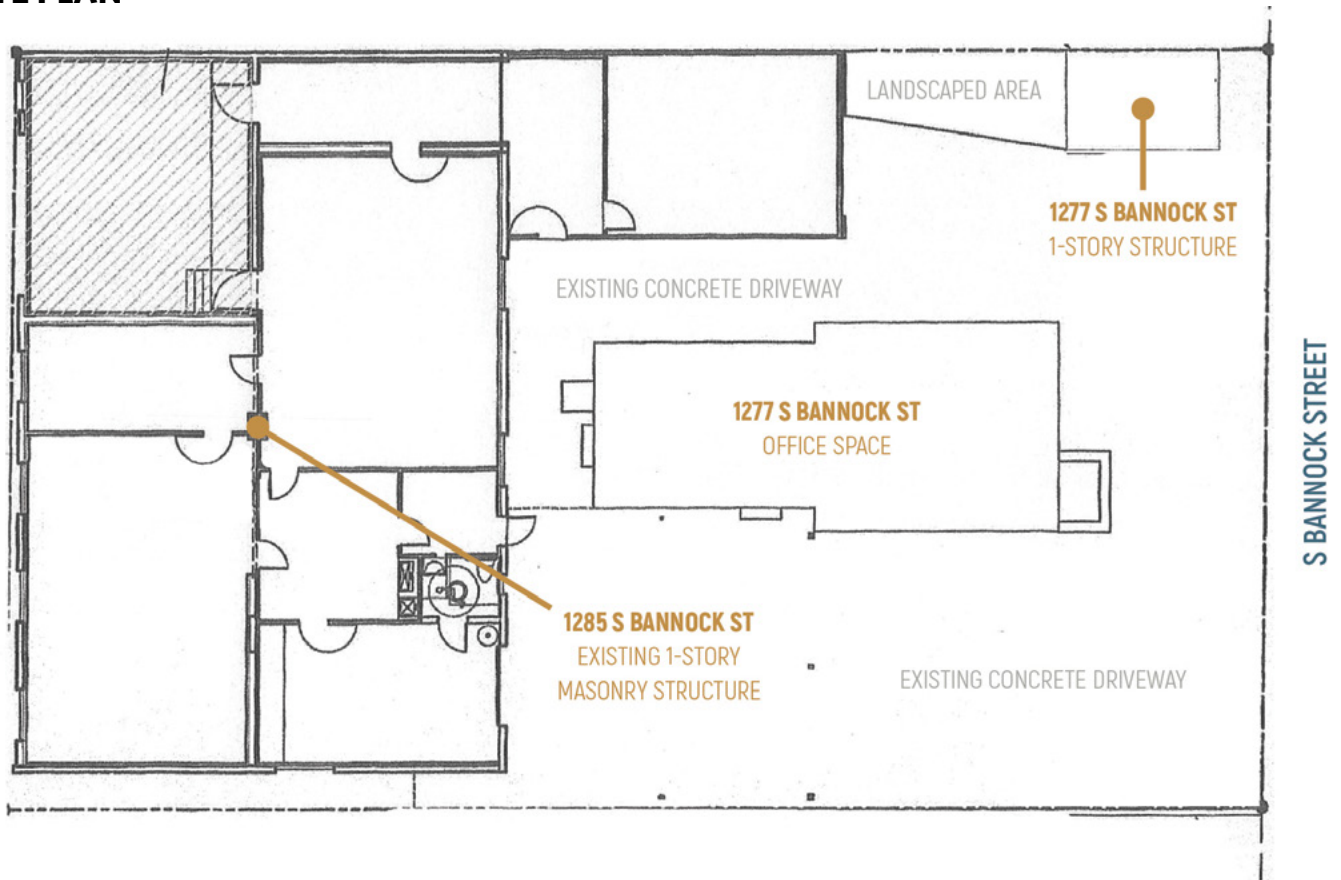
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PROPERTY DETAILS

- **Building Size:** 4,861/SF
- **Site Size:** 9,375/SF
- **YOC:** 1944 — various updates made over the years
- **Zoning:** I-A; UO-2
- **Taxes:** \$24,346.60 (2022)
- **Office:** 1,000/SF +/-
- **Clear:** 10' - 12'ft
- **Heat:** Gas forced
- **A/C:** In office and warehouse
- **Loading:** 3 drive in doors

SITE PLAN



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