

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



NEW SECURITY FENCE

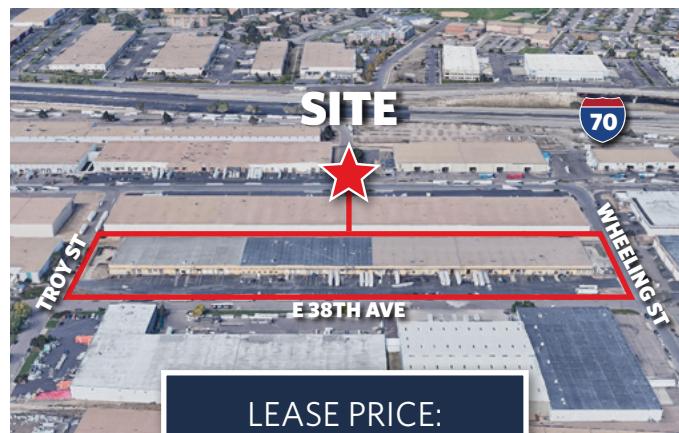


DOCK HIGH 11,700/SF WAREHOUSE SPACE OFF I-70

UNIT SIZE: 11,700 SF

PROPERTY HIGHLIGHTS

- Fully fenced premises
- Electronic gates for Tenant Access
- Open office
- Newly painted building
- Local Property Management
- Rail service access (Union Pacific)
- Concrete tilt up building



Russell Gruber

Industrial Specialist / Owner

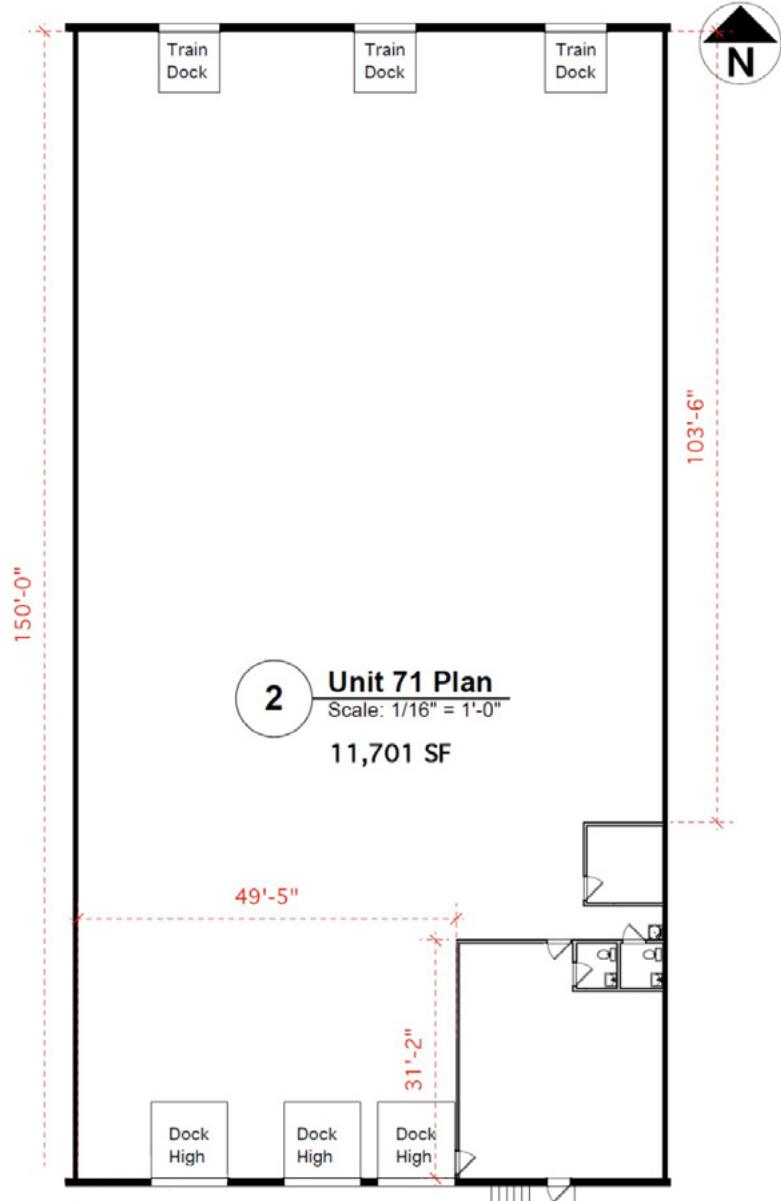
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PROPERTY DETAILS:

- **Available Space:** 11,700 SF
- **Building Size:** 165,000 SF (total)
- **Site Size:** 348,209 (total site)
- **Office Size:** 1,150 SF
- **City/County:** Denver/Denver
- **Zoning:** I-B
- **YOC:** 1974
- **2024 NNN Estimate:** \$4.50/SF
- **Power:** 3-Phase 240v to be verified
- **Clear Height:** 22'
- **Column Spacing:** 50'X25'
- **Dock High Loading:** 3 dock doors
- **Rail Loading:** 3 available rail doors
- **Sprinkler:** Yes

FLOOR PLAN



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