

**1321 S. CHEROKEE STREET**

DENVER, COLORADO 80223

Gruber Commercial Real Estate Services | 3001 Brighton Blvd #341 Denver CO 80216 | Tel: 720-490-1442



**FOR SALE**

## CENTRAL FREESTANDING USER BUILDING FOR SALE

**BUILDING SIZE: 5,057 SF**

**SITE SIZE: Subject to Property Replat**

### PROPERTY HIGHLIGHTS

- Oversized drive-in door
- Central location
- Existing monorail crane system
- Lots of natural light in office
- Clear span warehouse
- Potential for small yard area after replat
- Easy access to Santa Fe and I-25



**SALE PRICE:**  
**\$1,100,000.00**



**Russell Gruber**

*Industrial Specialist / Owner*

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**Gruber**

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DENVER, COLORADO 80223

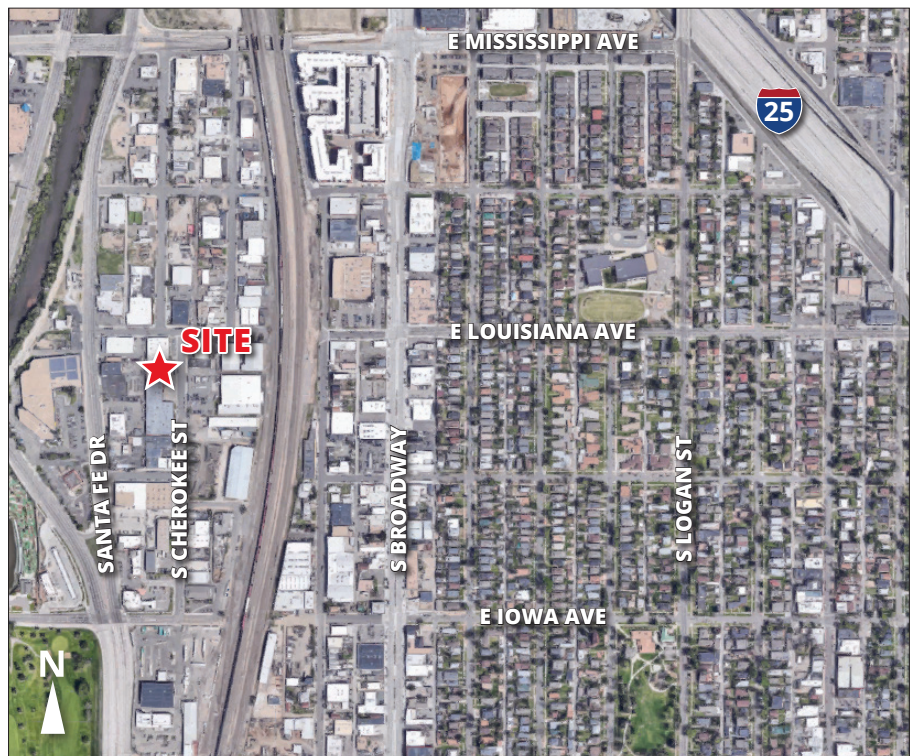
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**PROPERTY LINES SUBJECT TO  
CITY APPROVED REPLAT**

## PROPERTY DETAILS

- **Building Size:** 5,057 SF
- **Site Size:** Subject to property replat
- **Office:** 1,200 SF including restrooms
- **YOC:** 1958 (masonry construction/Twin-T roof)
- **Zoning:** I-B, UO-2
- **Neighborhood:** Overland
- **2018 Taxes:** \$1.88/SF
- **Loading:** 1 existing 14' X 12' tall drive-in plus additional cut out for one more
- **Heat:** Gas Forced
- **Clear Height:** 18.5'
- **Power:** 3-phase power



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