

1325 S. CHEROKEE STREET
DENVER, COLORADO

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



CENTRAL FREESTANDING INDUSTRIAL WAREHOUSE WITH H-3 OCCUPANCY

BUILDING SIZE: 26,200 SF

SITE SIZE: 34,960 SF

PROPERTY HIGHLIGHTS

- H3 Occupancy
- Floor drains
- Fire sprinkler
- Small fenced yard
- Masonry building
- Newer well finished office
- Central location
- Tons of natural light
- New windows
- Excellent curb appeal



Russell Gruber

Industrial Specialist / Owner

Cell: 720-490-1442

russell@grubercre.com



See all our
current listings!

Gruber

COMMERCIAL REAL ESTATE

grubercommercial.com

1325 S. CHEROKEE STREET

DENVER, COLORADO

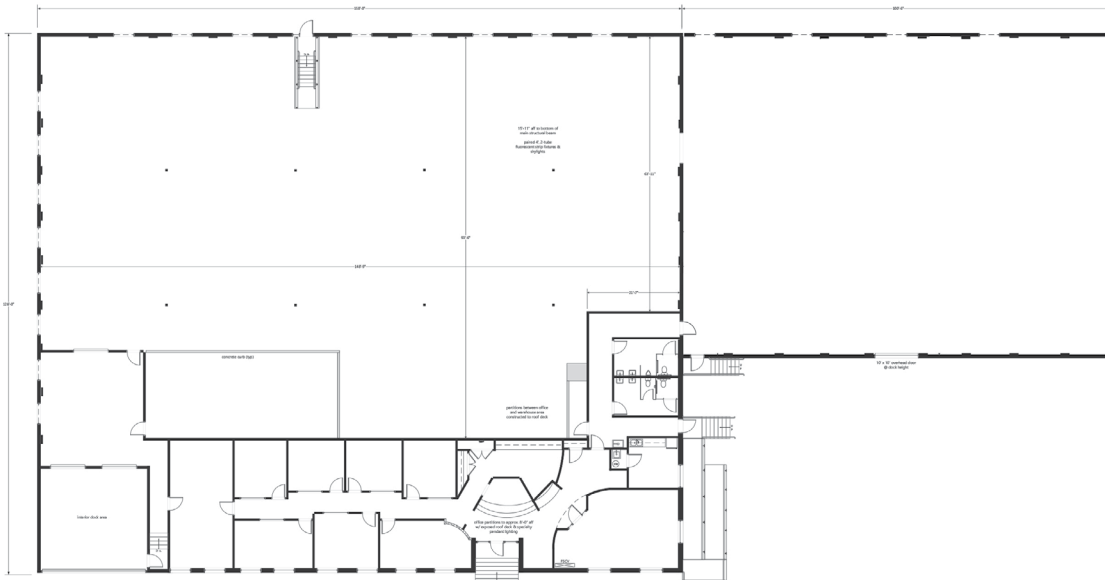
Gruber Commercial Real Estate, Inc | 209 Kalamath Street #9, Denver, CO 80223 | Tel: 720-490-1442

PROPERTY DETAILS

- **Building Size:** 26,200/SF
- **Site Size:** 34,960/SF
- **Office:** 4,358/SF (+/-)
- **Zoning:** I-B
- **City/County:** Denver/Denver
- **YOC:** 1958 - Renovated 2018
- **Taxes:** \$76,829.92 (2024)
- **Loading:** 3 dock high doors
- **Clear height:** 16'ft
- **Heat:** Gas Forced
- **A/C:** In office areas
- **Power:** 3-Phase 200amp, 240V (TBV)
- **Sprinkler:** Yes



FLOOR PLAN



Russell Gruber
Industrial Specialist / Owner
Cell: 720-490-1442
russell@grubercre.com



See all our
current listings!

Gruber
COMMERCIAL REAL ESTATE

grubercommercial.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Gruber Commercial Real Estate Services.