

# 1339 W. CEDAR AVE & 1350 W. MAPLE AVE

DENVER, COLORADO

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



## Central Industrial Building with Large Fenced Yard

**BUILDING SIZE: 17,155/SF**

### PROPERTY HIGHLIGHTS

- Central Location
- 22,875/SF Fenced Yard
- Versatile Loading
- Floor Drains
- HUB Zone Qualified
- Mezzanine Area
- Enterprise Zone Qualified Location



**SALE PRICE**  
**\$3,525,000.00**

**LEASE RATE**  
**CONTACT BROKER**

**Russell Gruber**  
Industrial Specialist / Owner  
**720-490-1442**  
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**Gruber**  
COMMERCIAL REAL ESTATE

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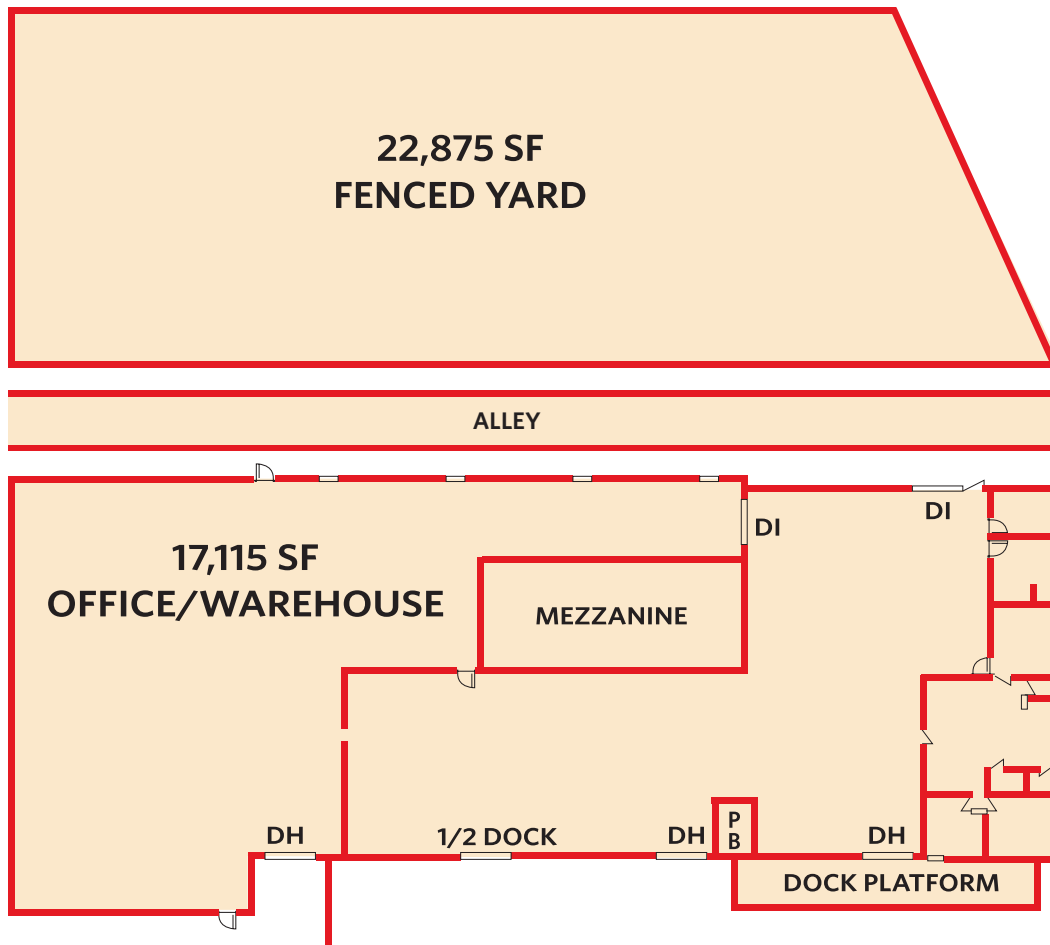
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## PROPERTY DETAILS

- **Building Size:** 17,155/SF
- **Site Size:** 1.2 acres (52,624/SF total)
- **Zoning:** I-B
- **HVAC:** Gas forced/AC in office
- **Loading:** 3 docks, 1 half-dock, and 1 drive-in
- **Power:** 200 amps (to be verified)
- **Clear Height:** 12' ft - 20'ft
- **Office:** 1,200/SF +/-
- **DOC:** 1987 (masonry/metal)
- **City/County:** Denver/Denver
- **Taxes (2022):** \$67,547.76 (both sites total)

## FLOOR PLAN



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