

1350 SHOSHONE STREET

DENVER, COLORADO

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

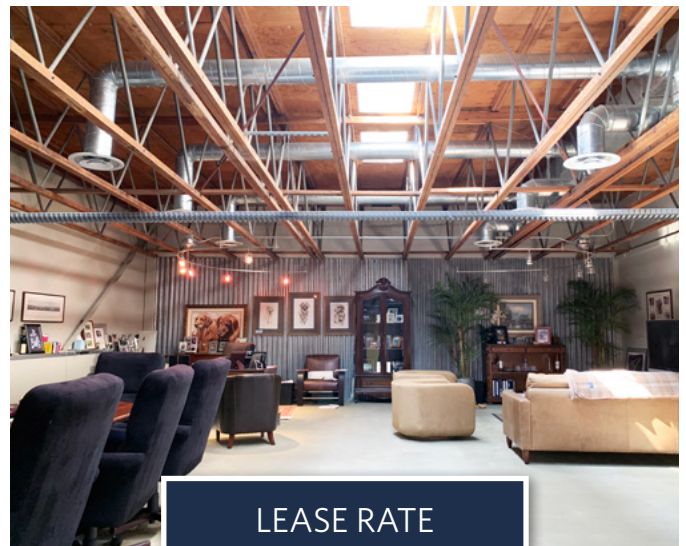


7,200/SF Industrial Building with Yard | FOR LEASE

BUILDING SIZE: 7,200/SF

PROPERTY HIGHLIGHTS

- Can be leased with 1701 W. 13th Ave Denver, CO
- Freestanding Building
- Clear Span Building
- Fenced Yard
- Infill Location
- Local Ownership
- Shorter Term leases considered
- Xfinity Internet



LEASE RATE
\$8.75 NNN

Russell Gruber

Industrial Specialist / Owner

Cell: 720-490-1442

russell@grubercre.com

Gruber

COMMERCIAL REAL ESTATE

grubercommercial.com

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PROPERTY DETAILS

- **Building size:** 7,200/SF
- **Office:** 3,600/SF (includes 2nd story not in Building SF)
- **Building Type:** Metal
- **Zoning:** I-MX-5, UO2
- **Clear Height:** 22'ft
- **Loading:** 6 dock high doors
- **Power:** 3-phase (to be verified)
- **Heat & A/C:** In office area
- **NNN estimate:** \$4.00

AERIAL VIEW



FLOOR PLAN



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