

1445 N. LAMAR STREET
LAKEWOOD, COLORADO

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



FOR SALE

Industrial Building in Up and Coming 40 West Arts District

BUILDING SIZE: 3,500 SF

SITE SIZE: 7,057 SF

SALE PRICE:

\$699,000.00

PROPERTY HIGHLIGHTS

- Small fenced and paved yard
- Easy access to the Lamar Light Rail stop
- HUB ZONE qualified property
- Located within an Enterprise Zone
- New 400amps 3 phase electrical service (to be verified)
- 90-foot Height Maximum based on current zoning allowed
- Property is located within an **Opportunity Zone**



Russell Gruber

Industrial Specialist / Owner

Cell: 720-490-1442

russell@grubercommercial.com

Gruber

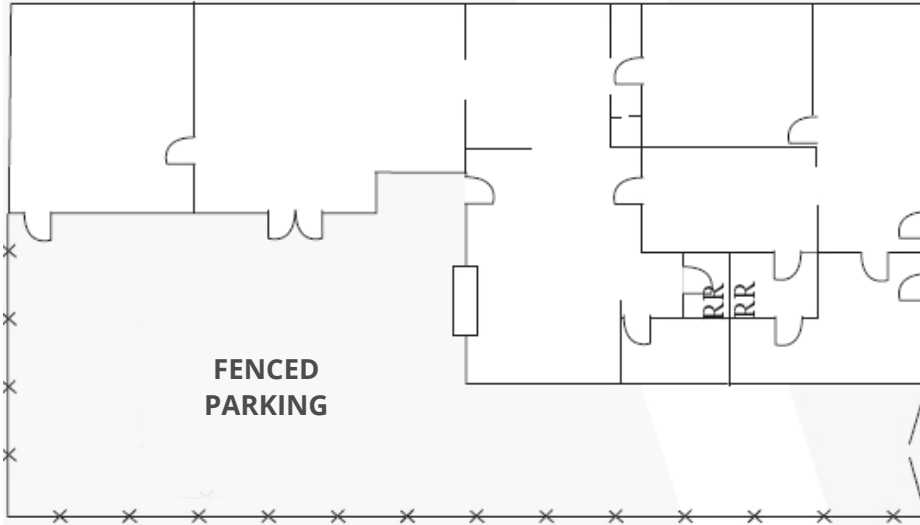
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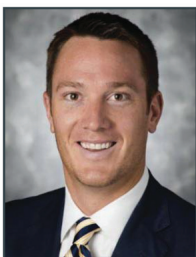
FLOOR PLAN



PROPERTY DETAILS

- **Building size:** 3,500 SF
- **Site size:** 7,057 SF
- **Office:** 2,950 SF
- **Taxes:** \$10,040.50 (2018)
- **Zoning:** M-G-U (Mixed-Use - General-Urban)
- **YOC:** 1948, updated in 2005, and numerous improvements since then
- **Loading:** 1 drive-in door (10'X9')
- **Clear height:** 10'-11'
- **Power:** 400 amps 3 phase (to be verified)
- **Heat/Cooling:** Fully temperature controlled building

AERIAL



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