

1457 West Maple Avenue – For Sale

4,480 sf

\$1,225,000

Gruber Commercial Real Estate Services 3001 Brighton Blvd #341 Denver CO 80223 P 720 490 1442



Grade Level Warehouse with Large Fenced Yard



Large fenced yard for outside storage or expansion



Efficient office area

Location	1457 West Maple Avenue Denver, CO 80223
Building SF	4,480 Usable Space, 3,200/SF Main Floor
Office	2,500 +/- sf (2-story)
Site Size	.65 Acres (28,125 sf)
Loading	3 Drive-in/Oversized-Insulated
Clear Height	19'
Power	200 amp, 240 v, 3-phase-to be verified
Heat/Air	Radiant Heat/Air-conditioned Offices
Year Built	1975
Zoning	I-MX-3
County	Denver
Taxes	\$12,605.24-2017 (\$2.81/SF)
Sprinklered	No

Russell Gruber

Industrial Specialist//Owner

720.490.1442 Cell

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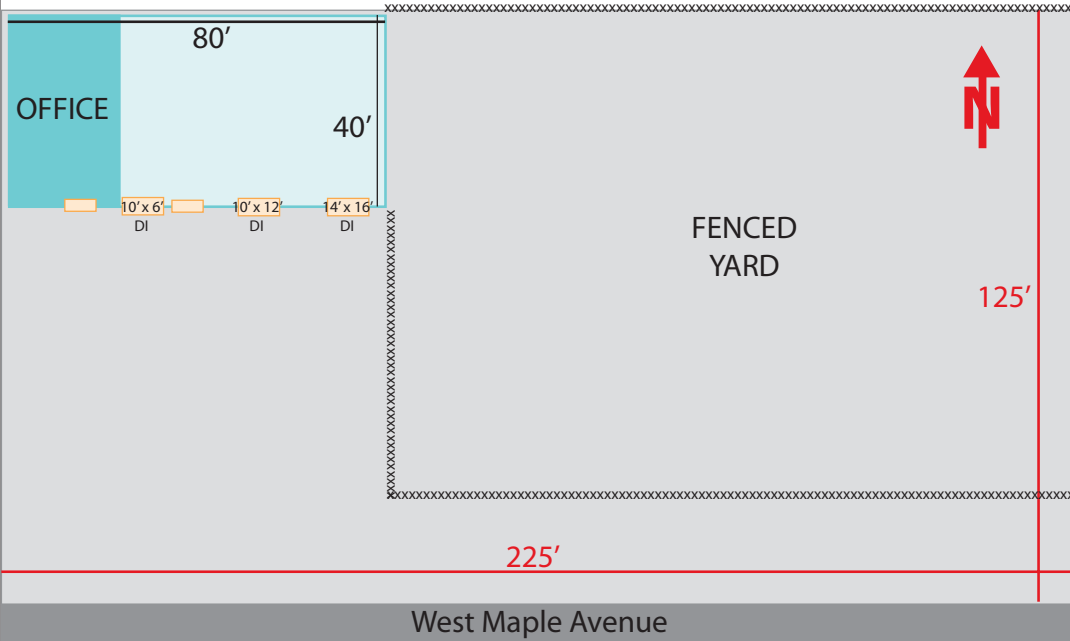
Commercial Real Estate Services

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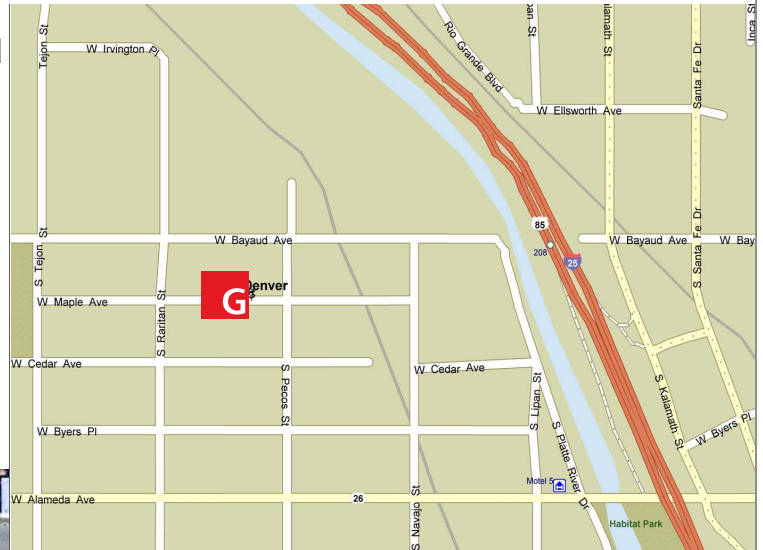
Gruber Commercial Real Estate Services 3001 Brighton Blvd #341 Denver CO 80216 P 720 490 1442



Grade Level Warehouse with Large Fenced Yard
\$1,225,000-Sale

Amenities

- Clear-span
- Large Fenced Yard
- Well-distributed Power
- Potential Living Space
- Oversized Drive-in Loading
- South Central Denver Location



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