

# 1457 W MAPLE AVE

DENVER, CO 80223

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



**FOR SALE**

## Rare Central Industrial Building with Large Fenced Yard

**BUILDING SIZE: 4,480/SF**  
**SITE SIZE: .65 ACRES (28,125/SF)**

### PROPERTY HIGHLIGHTS

- Large Fenced yard
- Oversized loading doors
- Live work permit possible
- Clear Span building
- Well distributed power
- HUB Zone Qualified Location
- Enterprise Zone

### Russell Gruber

Industrial Specialist / Owner

Cell: 720-490-1442

russell@grubercre.com



**SALE PRICE**  
**\$1,595,000.00**

**Gruber**

COMMERCIAL REAL ESTATE

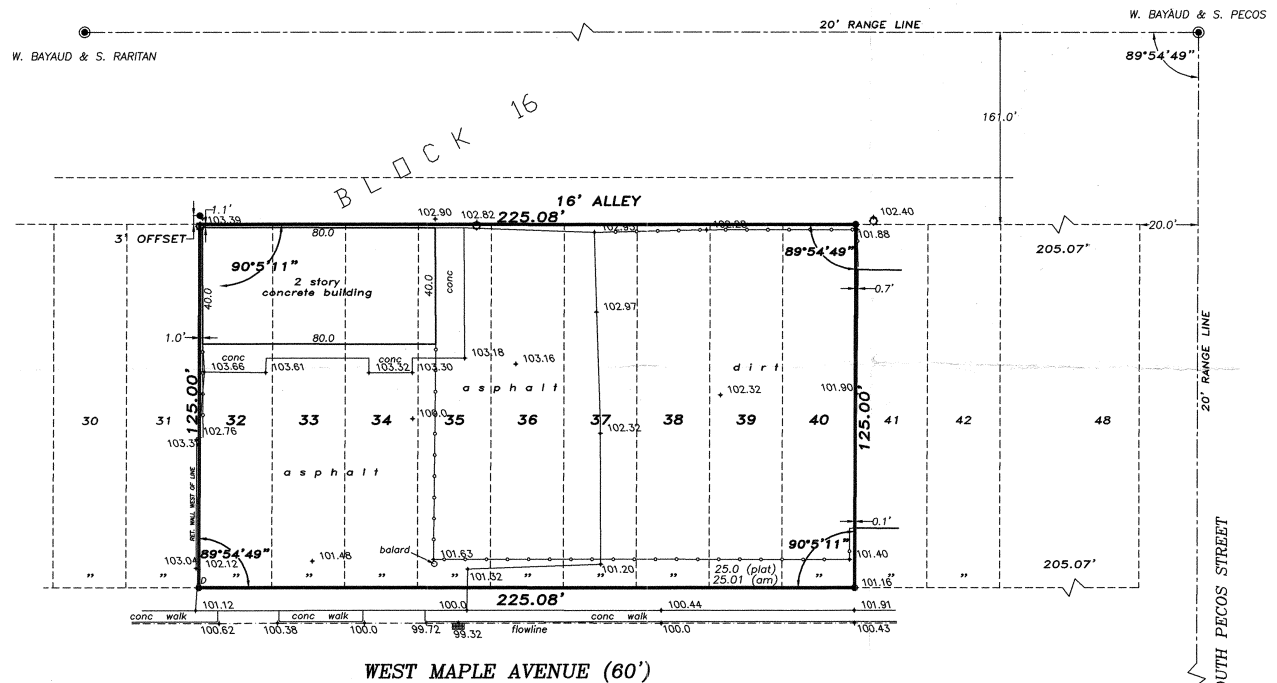
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## PROPERTY DETAILS

- **Building size:** 4,480/SF
- **Zoning:** I-MX-3
- **Clear:** 19'ft
- **Site Size:** .65 acres
- **County:** Denver
- **Heat/Air:** Radiant heat and A/C in office
- **Office:** 2,500/SF (2 stories)
- **Taxes:** \$24,346.60
- **YOC:** 1975
- **Loading:** 3 drive in /oversized

## IMPROVEMENT SURVEY PLAT



### LEGEND:

- ⊙ INDICATES FOUND AXLE IN RANGE BOX
- ⊕ INDICATES FOUND CROSS CHISELED IN CONCRETE
- INDICATES SET #5 REBAR & 1.5" A.C. CAP, P.E. & L.S. #11619
- ⊙ INDICATES SET NAIL & DISK #11619
- ↑100.0 INDICATES SPOT ELEVATION

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