1457 W MAPLE AVE

DENVER, CO 80223

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



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





grubercommercial.com

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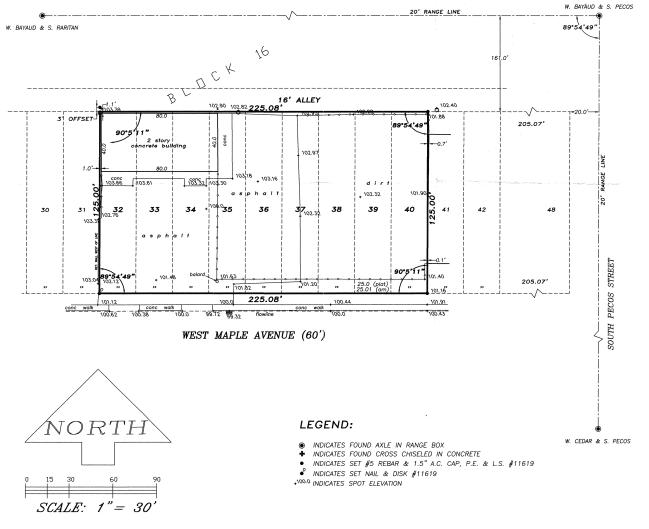
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PROPERTY DETAILS

- Building size: 4,480/SF
- Site Size: .65 acres
- Office: 2,500/SF (2 stories)
- YOC: 1975

- Zoning: I-MX-3
- County: Denver
- Taxes: \$24,346.60
- Loading: 3 drive in /oversized
- Clear: 19'ft
- **Heat/Air:** Radiant heat and A/C in office

IMPROVEMENT SURVEY PLAT



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