

1701 W 13TH AVE
DENVER, COLORADO

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



Central 14,800/SF Industrial Storage Building | FOR LEASE

BUILDING SIZE: 14,800/SF

PROPERTY HIGHLIGHTS

- **Can be leased with
1350 Shoshone St, Denver, CO**
- Freestanding building
- Fenced yard
- Dock and drive in loading
- Sprinkler
- Tons of natural light
- Local ownership
- Short Term Leases will be considered



LEASE RATE
\$4.95 NNN

Russell Gruber

Industrial Specialist / Owner

Cell: 720-490-1442

russell@grubercre.com

Gruber

COMMERCIAL REAL ESTATE

grubercommercial.com

1701 W 13TH AVE

DENVER, COLORADO

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

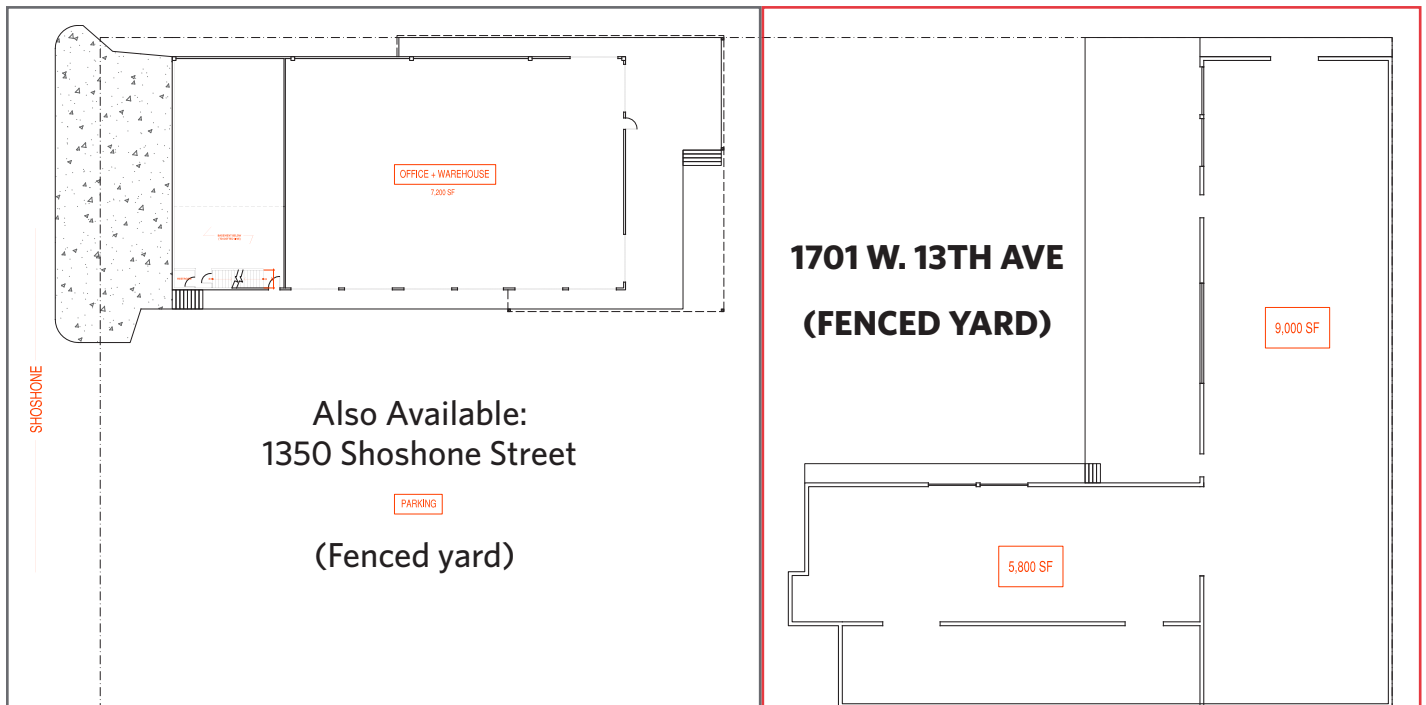
PROPERTY DETAILS

- **Building size:** 14,800/SF
- **Lease Rate:** \$4.95NNN
- **NNN Estimate:**
- **Building Type:** Masonry
- **Clear Height:** 10'-16'ft
- **Loading:** 4 oversized drive in, one dock high
- **Power:** 3-phase (to be verified)

AERIAL VIEW



FLOOR PLAN



Russell Gruber
Industrial Specialist / Owner
Cell: 720-490-1442
russell@grubercre.com

Gruber
COMMERCIAL REAL ESTATE

grubercommercial.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Gruber Commercial Real Estate Services.