

2700-2730 W. BARBERRY PL. & 848 DECATUR ST.
DENVER, COLORADO

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



CENTRAL FOOD PROCESSING INDUSTRIAL BUILDING FOR SALE

BUILDING SIZE: 18,212/SF

PROPERTY HIGHLIGHTS

- Food Processing facility
(Only used as storage for years)
- Floor Drains
- Hood
- Grease trap
- Cooler Space
- Infill Location
- Fenced paved yard
- Can be purchased with 2690 W. Barberry Pl.
- Located within an Opportunity Zone

Russell Gruber

Industrial Specialist / Owner

Cell: 720-490-1442

russell@grubercre.com



**SALE PRICE
CONTACT BROKER**

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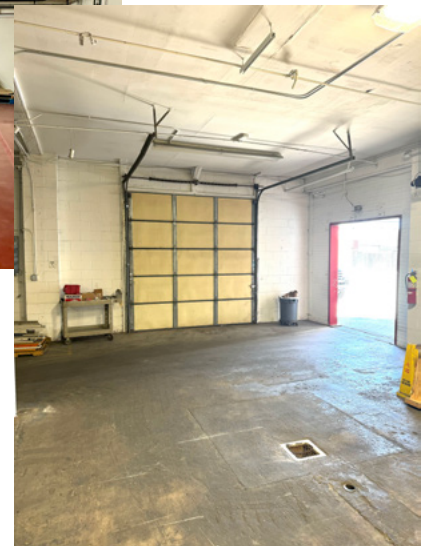
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PROPERTY DETAILS

- **Building Size:**
18,212/SF
- **Office:**
2,200/SF (+/-) 2nd level
- **Site Size:**
42,986/SF
- **Zoning:**
I-A (Denver Industrial)
- **City/County:**
Denver/Denver
- **Property Taxes:**
\$74,077.12 (2023)
- **Clear Height:**
12'ft
- **Loading:**
2 dock high doors &
4 drive in doors
- **Power:**
Heavy 3-phase (Xcel)
- **Heat:**
Gas
- **Cooling:**
Office areas, production/
cooler areas



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