2835 S RARITAN ST
ENGLEWOOD, COLORADO

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

FOR SALE OR LEASE

CENTRAL FREESTANDING MULTI-TENANT OR USER INDUSTRIAL BUILDING

BUILDING SIZE: 9,600 SF

PROPERTY HIGHLIGHTS

- Central function industrial building
- Divisible building
- User/Owner or investor opportunity
- Versatile loading
- Well distributed power
- 10 year roof warranty in place
- Located in Englewood
- Enterprise Zone

SALE PRICE: **$1,350,000.00**
LEASE RATE: **$10.00NNN**

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

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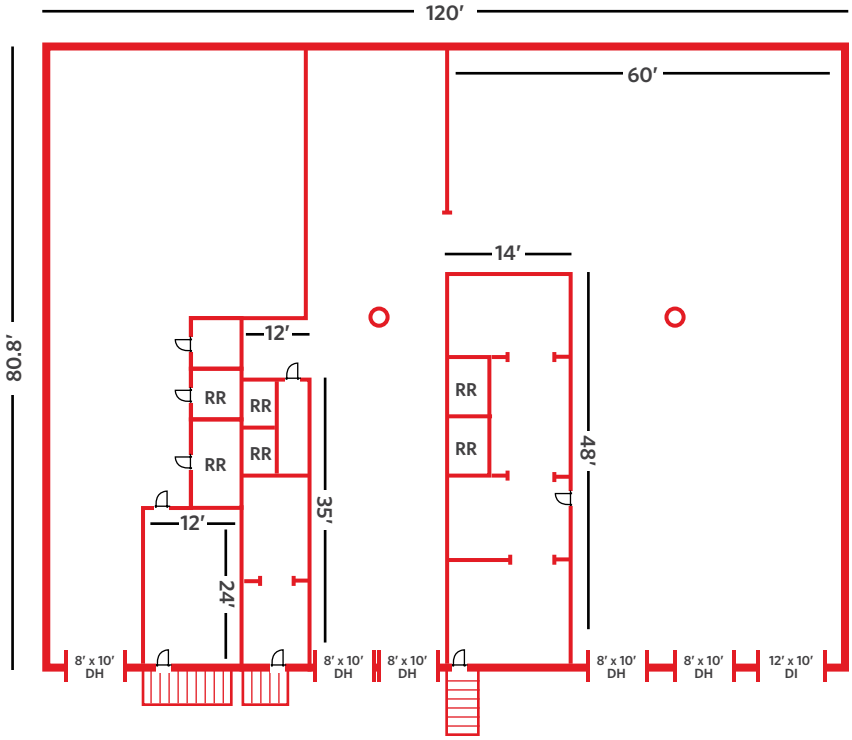
PROPERTY DETAILS

- **Building size:** 9,600 SF (divisible)
- **Site Size:** 16,870 SF
- **YOC:** 1967 (metal/masonry)
- **Taxes (2024):** $28,654.37
- **City/County:** Englewood/Arapahoe
- **Zoning:** I-1 (Englewood)
- **Clear Height:** 16.6'
- **Loading:** 5 dock high doors (8'X10') and 1 Drive in (12'X10')
- **Power:** Heavy 3-phase well distributed
- **Heat:** Gas forced

FLOOR PLAN



AERIAL

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