

2891 E. 42ND AVE
DENVER, COLORADO 80216

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



CENTRAL CLEAR SPAN FABRICATION BUILDING

AVAILABLE SPACE: 4,500/SF

PROPERTY HIGHLIGHTS

- Infill Location
- Clear Span (no columns)
- Heavy Power (well distributed)
- Fenced Yard
- Existing Paint Booth in Building
- HUB Zone Qualified Location
- Enterprise Zone Qualified Location
- Located within an Opportunity Zone
- **Building Can Be Sold or Leased with 2901 E. 42nd Ave for a Total of 8,272/SF**



SALE PRICE:
LEASE RATE:
CONTACT BROKER

Russell Gruber

Industrial Specialist / Owner

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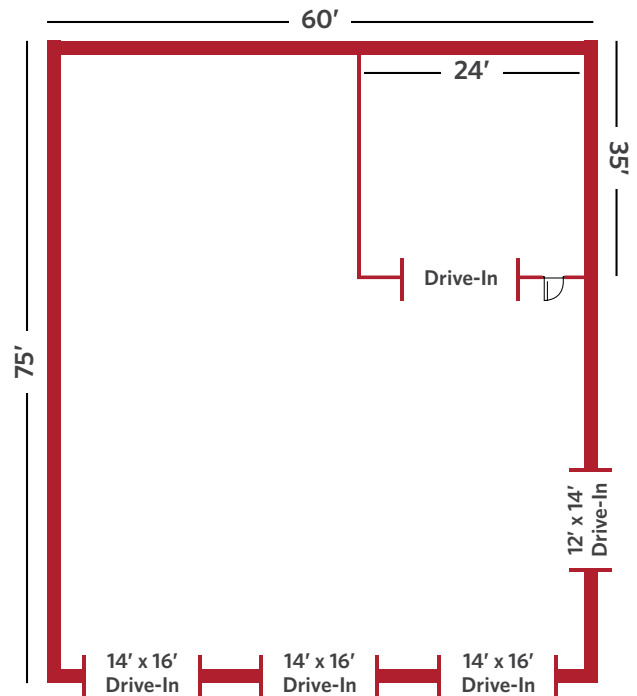
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PROPERTY DETAILS

- **Building Size:** 4,500/SF
- **Site Size:** 10,260/SF
- **Zoning:** I-A
- **YOC:** 1994 (metal building)
- **City/County:** Denver
- **Taxes:** \$20,077.40 (2023)
- **Loading:** 4 Drive-in Doors (oversized)
- **Clear Height:** 17.5'ft
- **Power:** 400amps, 240V (to be verified)
- **Heat:** Radiant
- **Restroom:** 1 bathroom

FLOOR PLAN



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