

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



FOR LEASE

Freestanding Central Commercial Building

BUILDING SIZE: 2,490 SF

PROPERTY HIGHLIGHTS

- Freestanding building in highlands neighborhood
- Tons of natural light
- In demand neighborhood location
- 4 Bay shop
- Clear span building
- Paved site
- Existing curb cuts
- Local ownership



RENT: \$7,500.00/MO
MODIFIED GROSS

Russell Gruber

Industrial Specialist / Owner

720-490-1442

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Gruber
COMMERCIAL REAL ESTATE

grubercommercial.com

3500 W 23RD AVENUE

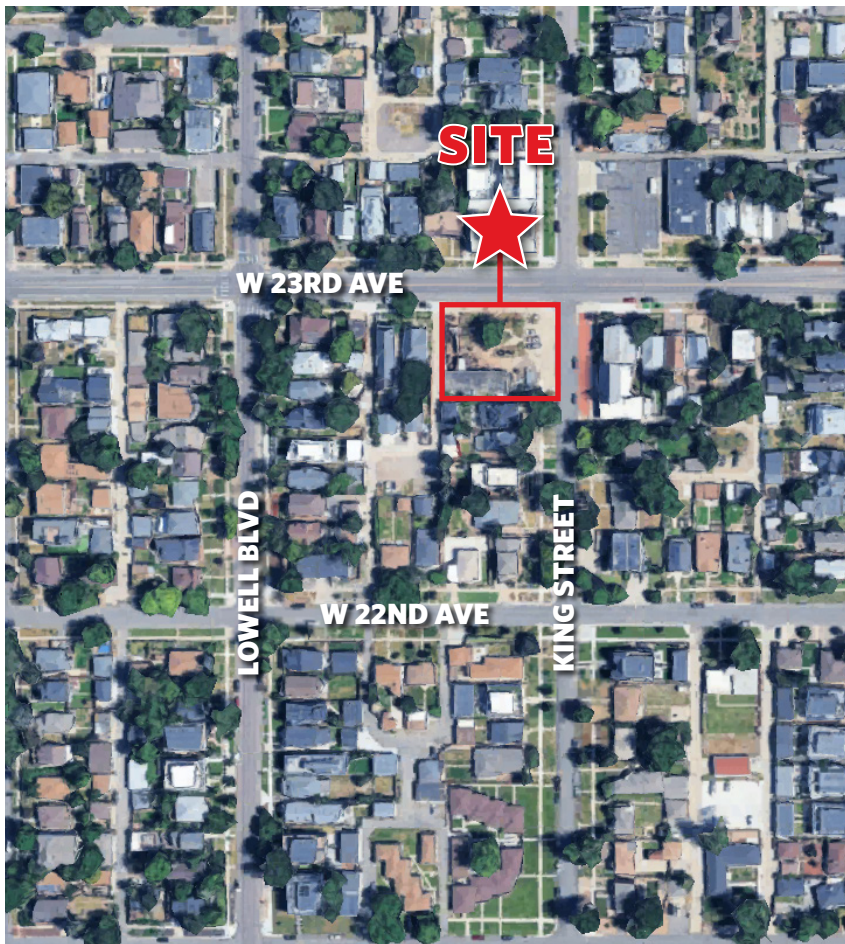
DENVER, CO

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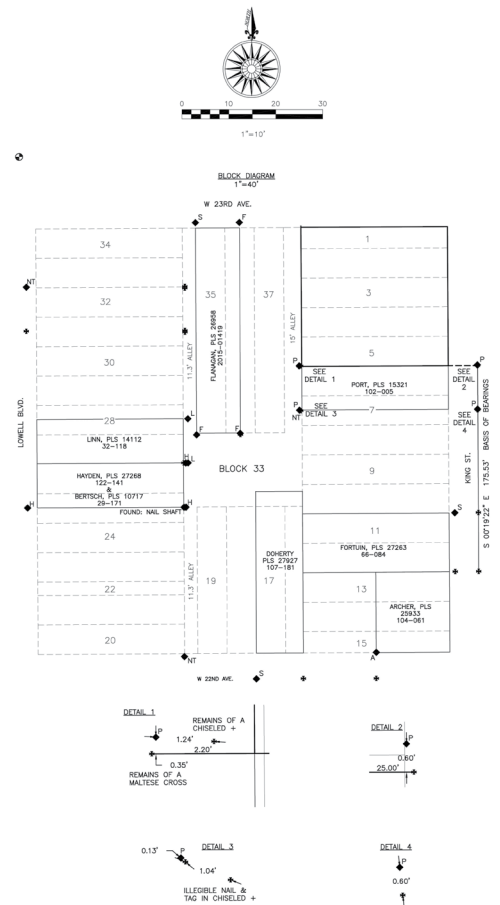
PROPERTY DETAILS

- **Building Size:** 2,490 SF
- **Taxes:** \$29,517.80
- **Electric:** Xcel
- **Site Size:** 14,831 SF
- **YOC:** 1955 (masonry)
- **Water:** Denver
- **Office Size:** 453 SF+/-
- **Loading:** 4 drive in loading doors
- **Sewer:** Denver
- **Zoning:** U-MX-2 (Denver)
- **Gas:** Xcel
- **Monthly Lease:** \$7,500.00MG

AERIAL



SURVEY



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