

351 WEST 45TH AVE
DENVER, COLORADO 80216

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



CENTRAL FREESTANDING INDUSTRIAL BUILDING WITH YARD

BUILDING SIZE: 5,000 SF

PROPERTY HIGHLIGHTS

- Freestanding building
- Clear span building
- Versatile loading
- 1,500/SF fenced paved yard
- Central location with easy I-70 & I-25 access
- Local ownership
- Located within an enterprise zone
- Flexible lease terms



LEASE RATE:
\$10.00 NNN

Russell Gruber

Industrial Specialist / Owner

Cell: 720-490-1442

russell@grubercre.com

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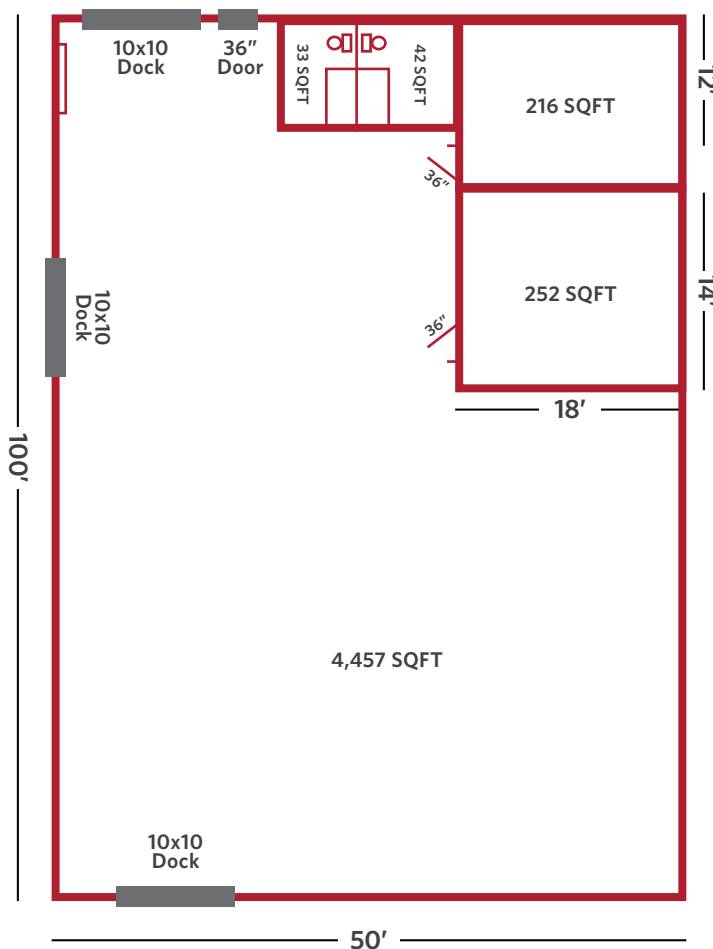
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PROPERTY DETAILS

- **Building Size:** 5,000 SF
- **City/County:** Denver/Denver
- **Heat:** Gas Forced
- **Office Size:** 500 SF (+/-)
- **Taxes:** \$73,363.24
- **Loading:** 2 drive in and 1 dock high
- **YOC:** 1962
- **Estimated NNN:** \$5.00/SF
- **Zoning:** I-B
- **Clear Height:** 16'ft

FLOOR PLAN



AERIAL



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