

**351 WEST 45<sup>TH</sup>**  
DENVER, COLORADO 80216

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



**FOR LEASE**

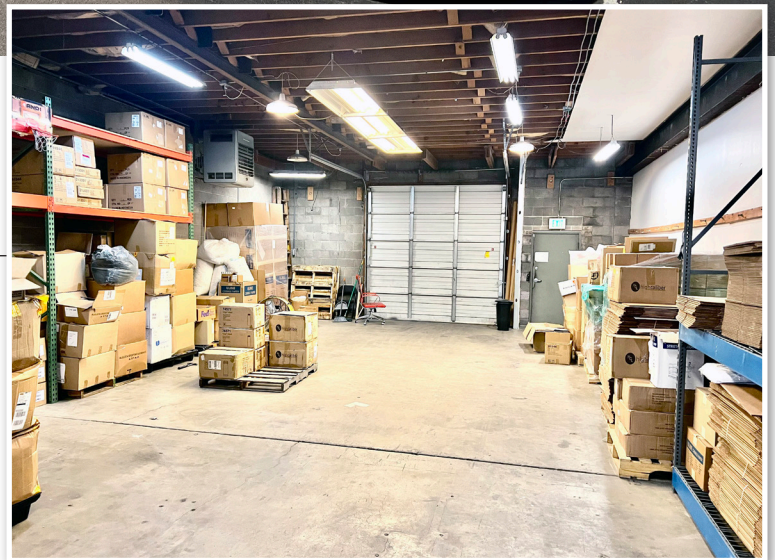
## Prime Location Industrial Space

**UNIT SIZE: 4,200/SF**

**OFFICE SIZE: 1,350/SF (wide open)**

### PROPERTY HIGHLIGHTS

- Central Location
- Easy access to I-70 and I-25
- Versatile Loading
- Local Ownership



LEASE RATE  
**\$14.00/MG**

### Russell Gruber

Industrial Specialist / Owner

720-490-1442

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**Gruber**  
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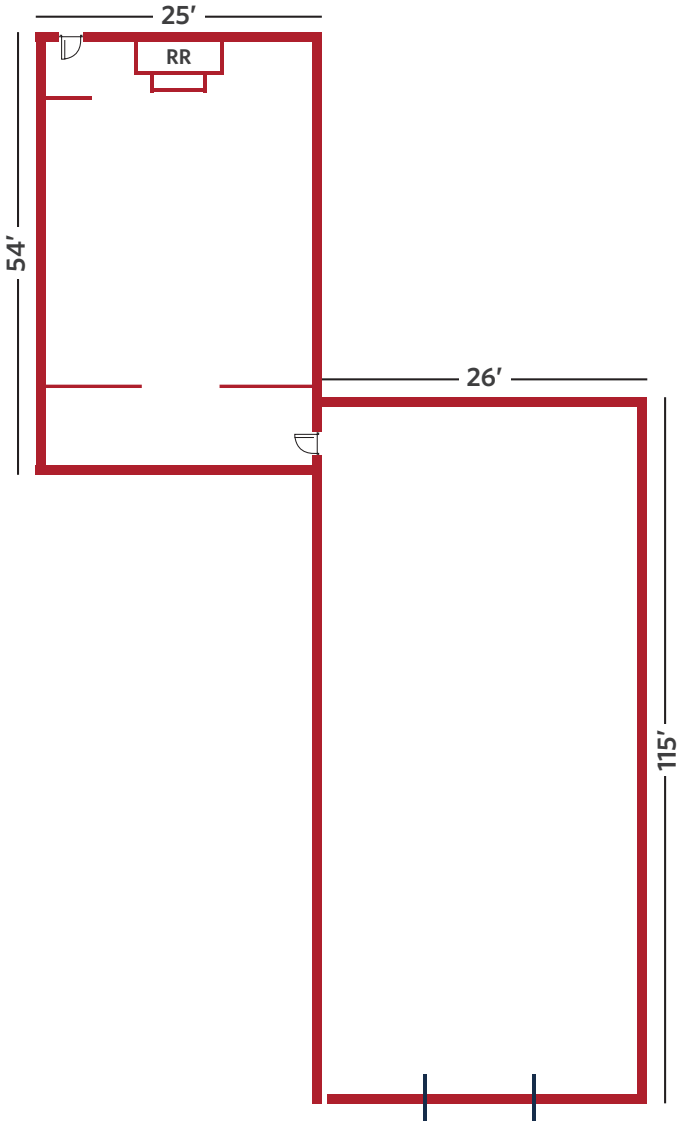
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**PROPERTY DETAILS**

- **Unit Size:** 4,200/SF
- **Office Size:** 1,350/SF (wide open)
- **Lease Rate:** \$14.00/MG
- **Zoning:** I-B
- **YOC:** 1962 (Masonry)
- **A/C:** Office Only
- **Heat:** Gas Forced
- **Power:** 3-Phase (to be verified)
- **Loading:** Access to both a dock and a drive-in door
- **Clear Height:** 12' FT

**FLOOR PLAN**



**AERIAL VIEWS**



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