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## 3700 E 41st Avenue, Denver, CO

Office/Warehouse Building for Sale or Lease with Fenced Yard

### FOR SALE OR LEASE

#### PROPERTY HIGHLIGHTS

- Walking distance to 40<sup>th</sup> and Colorado Blvd commuter rail station
- Large, paved, and secured yard
- Centrally Located



TOTAL BUILDING SIZE:  
7,961/SF



SITE SIZE:  
.53 ACRES

SALE PRICE: \$2,350,000  
LEASE RATE: \$14.50/SF NNN

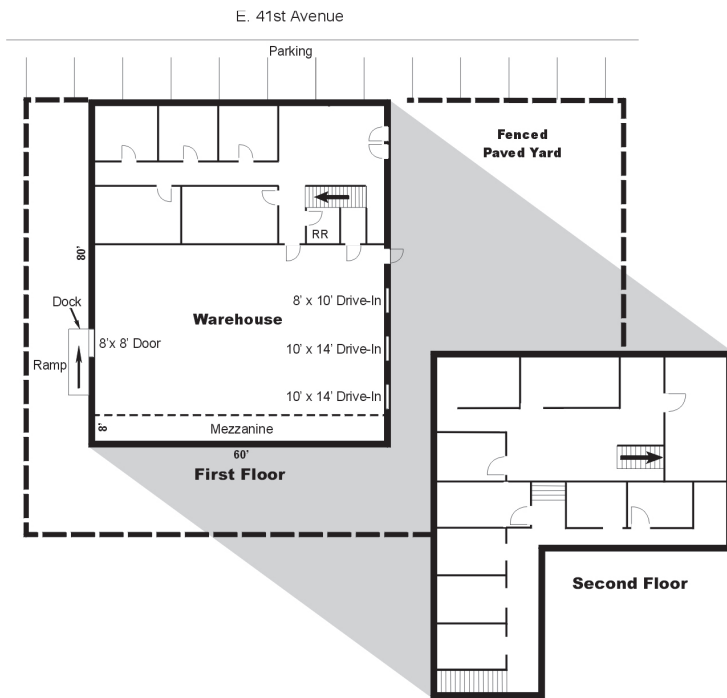
For More Information, Contact:

**Steve Fletcher** | *Industrial Specialist*  
(720) 320-0366  
steve@grubercre.com

## PROPERTY DETAILS

- **Total Building Size:** 7,961/SF
  - Warehouse Size: 3,318/SF
  - 1st floor office: 1,482/SF
  - 2nd floor office: 3,161/SF
- **Site Size:** .53 acres
- **Loading:**
  - One (1) 10' x 14' grade level
  - One (1) 12' x 16' grade level
  - One (1) Dock door
- **Ceiling Height:** 22' in warehouse
- **Year Built:** 1983
- **Zoning:** I-A
- **Taxes & Insurances:** \$4.61 Est. (2023)
- **Sale Price:** \$2,350,000
- **Lease Rate:** \$14.50/SF NNN

## SITE PLAN



## AERIAL VIEW



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