

FOR SALE

4100-4110

FOX STREET

DENVER
COLORADO
80216

6,205 SF on 15,625 SF SITE

AVAILABLE FOR SALE

**Infill Warehouse, Repurpose Project,
or Redevelopment Opportunity**



HIGHLIGHTS

- Directly across the street from 41st and Fox Commuter Rail Stop
- Commuter Rail is one stop to Union Station in Down Town Denver
- Highly sought after neighborhood for users and redevelopment
- Frontage on Fox Street
- Easy access to I-25/I-70
- Barrel roof/Twin-T portion with 20'ft clear
- Excess land for parking or yard area
- Huge amounts of natural light
- Dining and retail within walking distance to property





SALE PRICE:
CONTACT BROKER

Gruber
COMMERCIAL REAL ESTATE



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PROPERTY DESCRIPTION

-  PROPERTY ADDRESS:
4100-4110 Fox Street, Denver, CO 80216
-  SALE PRICE:
CONTACT BROKER
-  BUILDING SIZE: **6,205 SF**
OFFICE SIZE: **2,000 SF +/-**
-  SITE SIZE:
15,625 SF
-  NEIGHBORHOOD:
Globeville, Denver, Colorado
-  YOC:
1960
-  ZONING:
I-A currently with upzone to 8 stories or more
-  CONSTRUCTION TYPE:
Masonry and Twin-T
-  LOADING:
Two (2) drive-in doors, one (1) door lock
-  CLEAR HEIGHT:
11'-20' ft
-  HVAC:
Radiant heat
-  POWER:
400amps, 120/208V

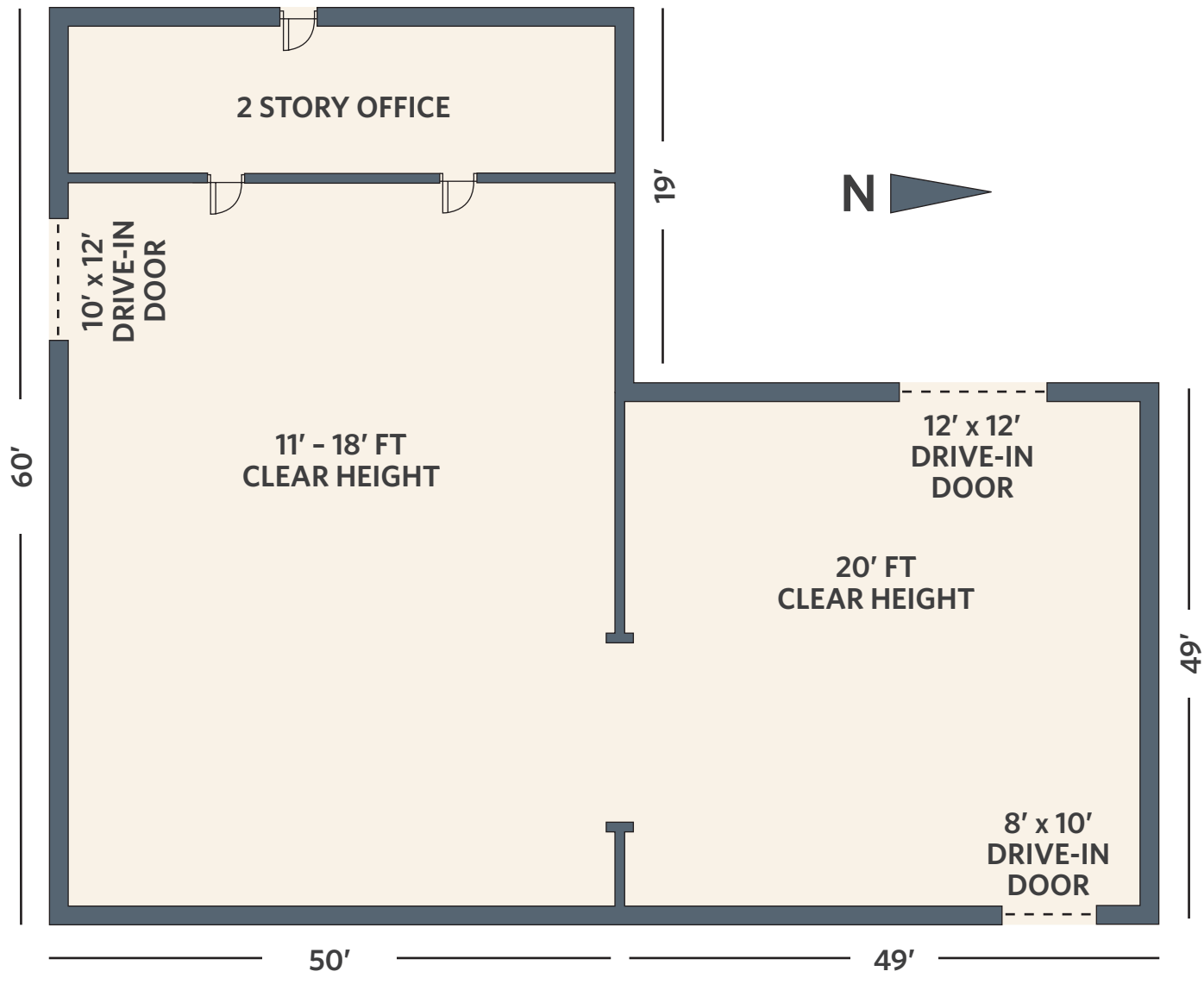
INTERIOR IMAGES





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FLOOR PLAN



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41st-FOX STATION AREA PLAN

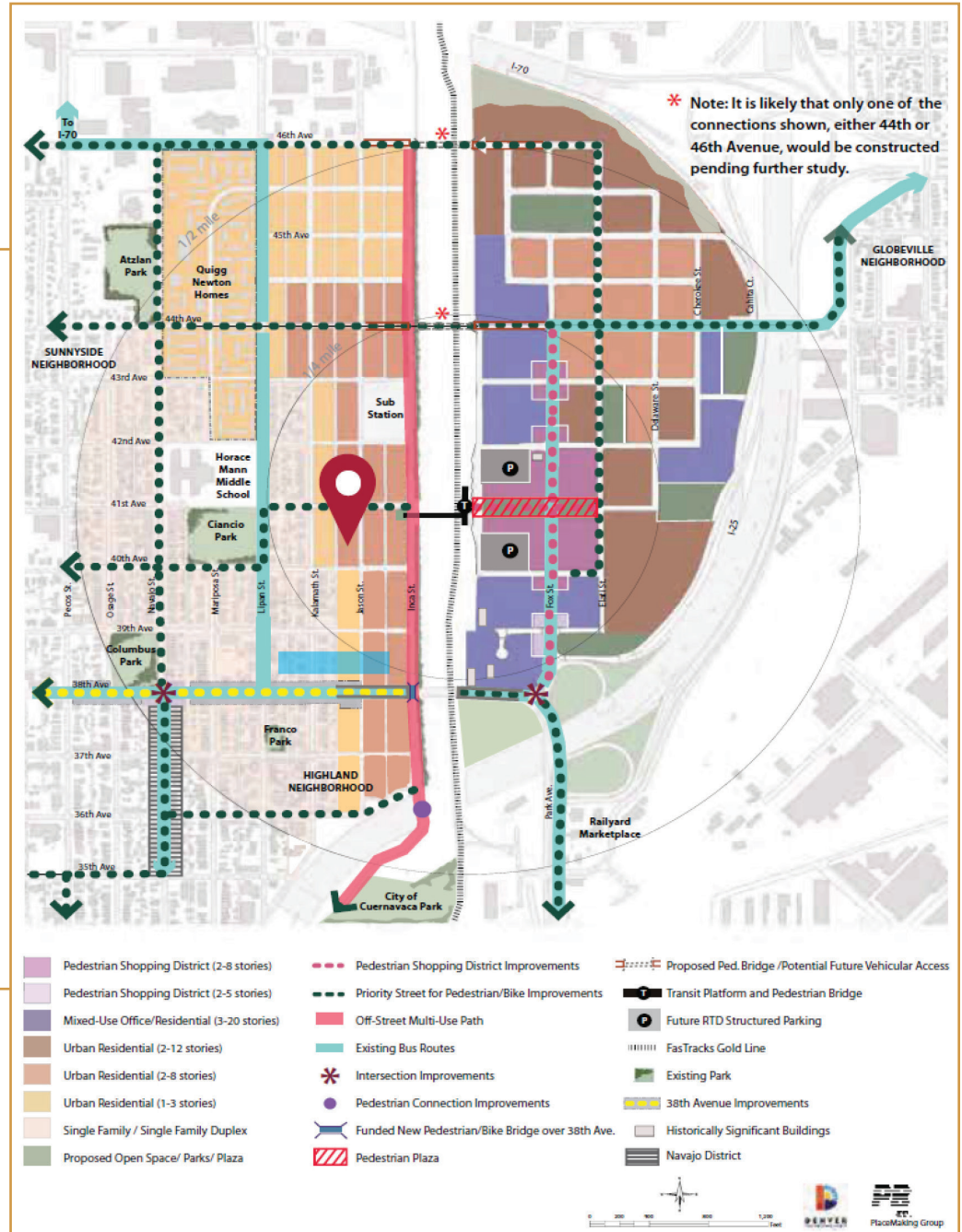
The 41st - Fox Station Area completed a planning process in 2009 with the adoption of the 41st - Fox Station Area Plan. For the portions of the station area within Globeville, the 2009 adopted plan envisioned a pedestrian shopping district concept with building heights up to 8 stories, urban residential areas with varying heights, and mixed-use office/residential areas with building heights up to 20 stories. The Globeville neighborhood plan does not update the recommendations of the 41st & Fox Area Plan.

Source: www.denver.org

URBAN RESIDENTIAL

Urban residential areas are higher in density. Urban residential areas are also primarily residential but may include complementary commercial uses as well.

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CONTACT



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