

4242 FOX STREET
DENVER, COLORADO

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



FOR SALE

CENTRALLY LOCATED INDUSTRIAL BUILDING IDEAL FOR OWNER-USER OR REDEVELOPMENT

PROPERTY HIGHLIGHTS

BUILDING SIZE: 5,520 SF

- Multi tenant capabilities (2 existing electrical services)
- Masonry building with lots of natural light
- Across the street from the Fox Light Rail Stop
- Adjacent to Fox Park Redevelopment
- In a very up and coming neighborhood
- Path to up-zoning for redevelopment
- Fenced loading and rear parking
- Located within an enterprise zone
- First time on the market since 1999

SALE PRICE:
\$1,500,000.00

Russell Gruber

Industrial Specialist / Owner

Cell: 720-490-1442

russell@grubercre.com



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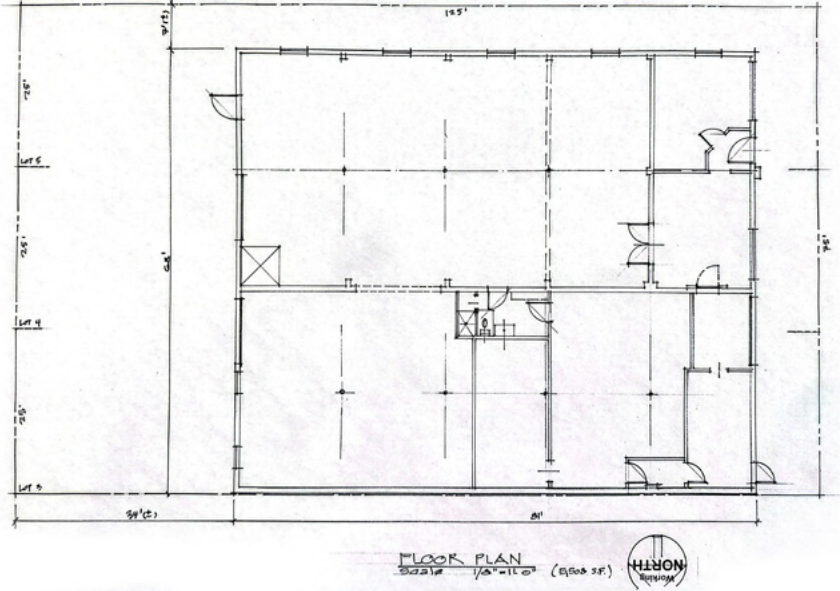
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PROPERTY DETAILS

- **Building Size:** 5,520/SF
- **Site Size:** 9,375/SF
- **Office:** 600/SF (+/-)
- **Zoning:** I-A
- **YOC:** 1955
- **City/County:** Denver/Denver
- **Taxes:** \$24,901.08 (2025)
- **Mill Levy (2025):** 79.602
- **Loading:** 3 existing drive in doors (one additional filled in drive in)
- **Heat:** Gas forced
- **A/C:** In office
- **Power:** Two 200amp 3phase panels (TBV)

FLOOR PLAN



AERIAL



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