

4250

FOX STREET

DENVER, COLORADO 80216



LOCATED ACROSS FROM THE
41ST/FOX COMMUTER RAIL STOP



RARE | FREESTANDING | CENTRALLY LOCATED
3,902 SF BUILDING FOR SALE

CONTACT:

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Industrial Specialist / Owner

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Gruber
COMMERCIAL REAL ESTATE



PROPERTY SUMMARY:

BUILDING SIZE:	SITE SIZE:	FOR SALE:	POTENTIAL LEASE:
3,902 SF	6,250 SF	\$1,300,000.00	CALL BROKER FOR DETAILS

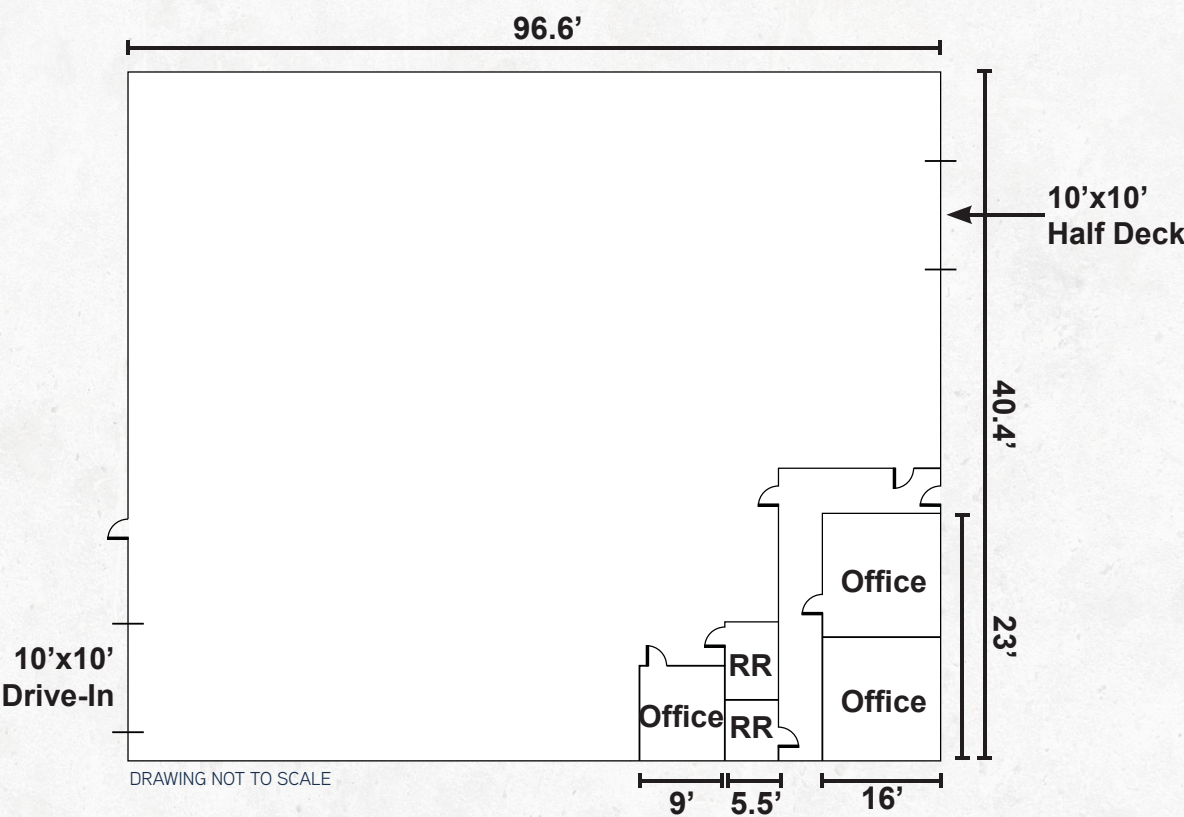


PROPERTY HIGHLIGHTS:

- Rare freestanding central building
- High redevelopment potential
- Across the street from the 41st/Fox Commuter Rail Stop
- New Developments under construction across the street
- Corner lot
- Clear span building
- Versatile loading
- Potential for 3-20 story zoning

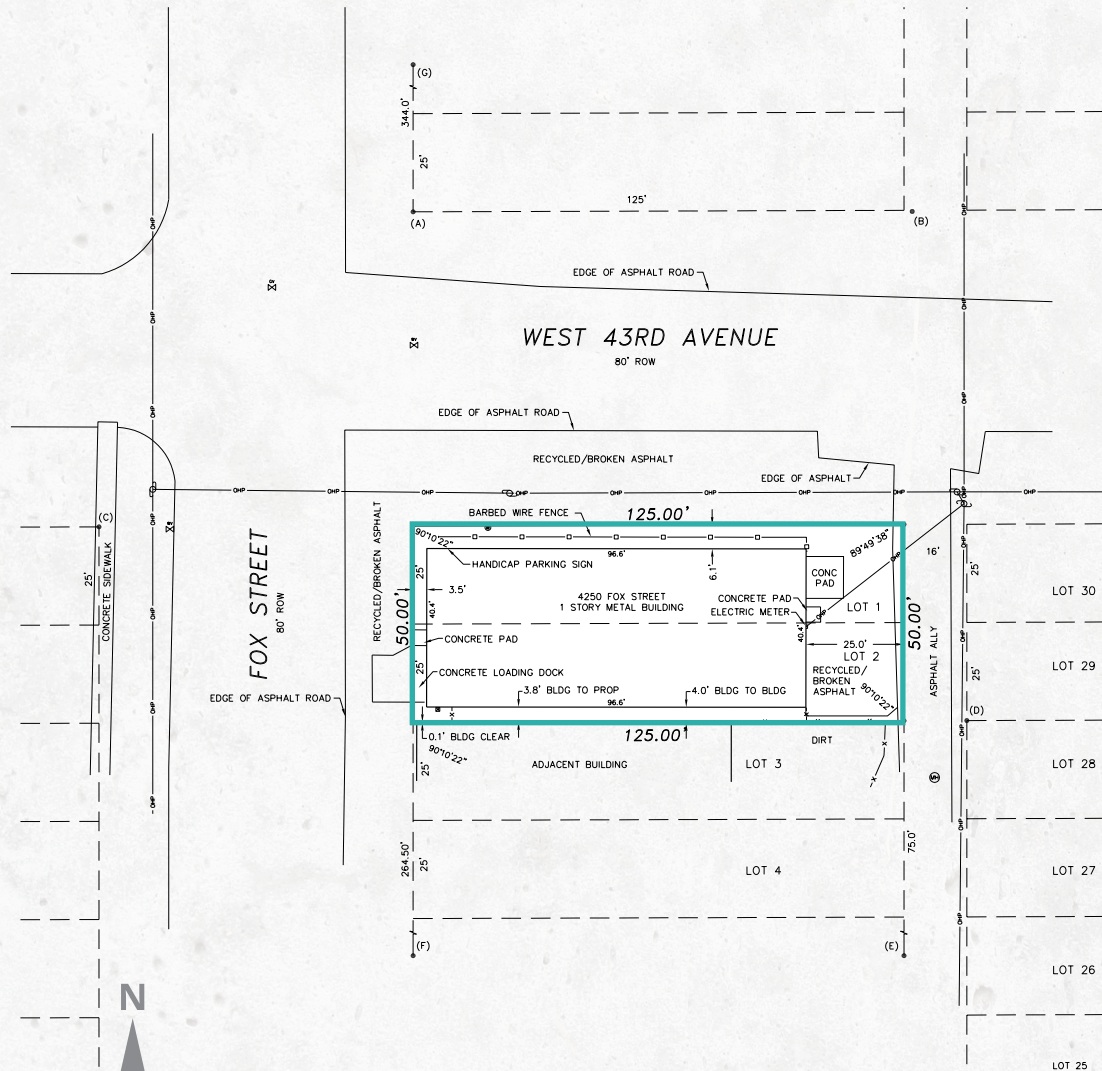


FLOOR PLAN





PROPERTY SURVEY:



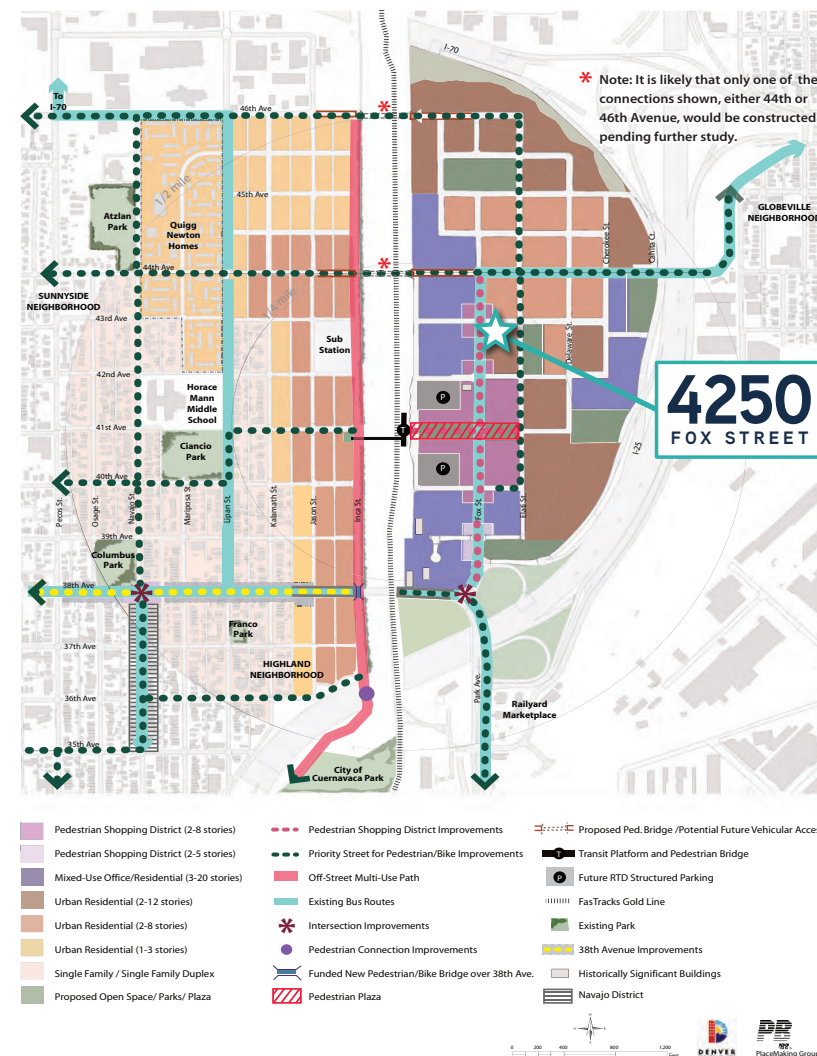
PROPERTY DETAILS:

- **Space Available:** 3,902 SF
- **Site Size:** 6,250 SF (0.14 acres)
- **DOC:** 1972
- **Zoning:** I-A (Light Industrial)
- **Office:** ±568 SF
- **Taxes:** \$11,141.88 (2020)
- **Loading:** Drive-In and Half Dock
- **Heat:** Gas forced
- **Cooling:** A/C in office, swamp cooler in warehouse
- **City/County:** Denver
- **Power:** 200A of 240V (to be verified)





LAND USE AND CIRCULATION PLAN CONCEPT



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