



4300–4350 Race Street, Denver, CO 80216

Office/Warehouse Building Available For Sale or Lease

FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

- Two (2) free-standing buildings
 - 10,250 SF 2-story office building (1970)
 - 17,029 SF clearspan warehouse (2007)
- Three (3) oversized grade level doors in warehouse
 - 16' x 16'
 - 16' x 14'
 - 24' x 16'
- 25' clear height in warehouse (clearspan)
- Fenced and paved yard



BUILDING SIZE (TOTAL):
27,279 SF



LOT SIZE:
42,000 SF

SALE PRICE: **\$4,364,960.00**
LEASE PRICE: **Contact Broker**

For More Information, Contact:

Russell Gruber | *Industrial Specialist/Owner*
(720) 490-1442
russell@grubercre.com

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

YARD

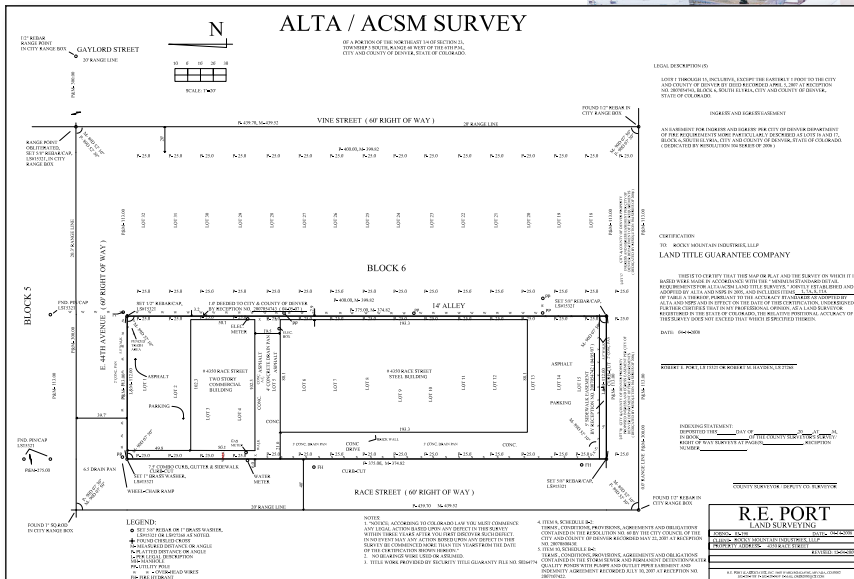


PROPERTY DETAILS

- **Building Size (Total):** 27,279 SF
- **Taxes:** \$100,288.18
- **Lot Size:** 42,000 SF
- **YOC:** Office building: 1970
Warehouse Building: 2007
- **Zoning:** I-A

AERIAL

PROPERTY SURVEY



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