

**4317-4327 DELAWARE STREET**  
DENVER, COLORADO

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



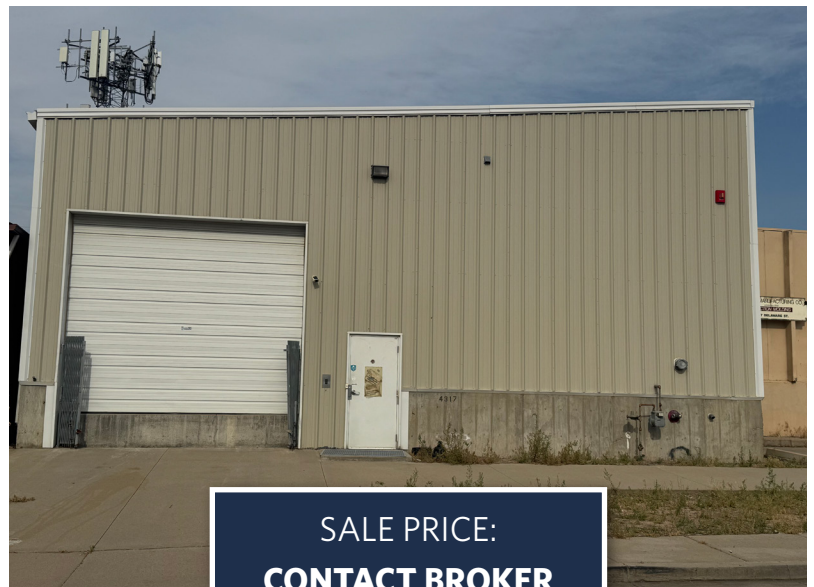
## CENTRAL HEAVY POWER INDUSTRIAL BUILDING OR REDEVELOPMENT OPPORTUNITY

**BUILDING SIZE:** 13,018 SF

**SITE SIZE:** 18,268 SF

### PROPERTY HIGHLIGHTS

- Quality infill industrial building
- Central land assemblage
- Heavy industrial zoning with path to high density zoning
- Easy access to I-25 and I-70
- Walking distance to Light Rail Stop
- Possible two tenant building
- **Located within an Enterprise Zone**



SALE PRICE:  
**CONTACT BROKER**

**Russell Gruber**

*Industrial Specialist / Owner*

**Cell: 720-490-1442**

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## PROPERTY DETAILS

- **Building Size:** 13,018 SF
- **Office:** 522 SF (+/-)
- **Site Size:** 18,268 SF
- **Property Tax:** \$62,271.80 (2025)
- **City/County:** Denver/Denver
- **YOC:** 1983 and 2001 (concrete/metal)
- **Zoning:** I-B (path to 8 stories and higher for redevelopment)
- **Sprinklered:** Yes
- **Heat:** Gas forced/Radiant
- **Cooling:** A/C in office areas
- **Power:** Heavy 3 phase, well distributed (800 amps, to be verified)
- **Clear Height:** 16'ft - 18'ft
- **Loading:** 3 grade level doors (oversized) and a half dock

## AERIAL



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