

4330 KALAMATH STREET

DENVER, COLORADO 80211

Gruber Commercial Real Estate Services | 3001 Brighton Blvd #341 Denver CO 80216 | Tel: 720-490-1442



FOR SALE

Central Manufacturing Or Wood Shop Building For Sale

BUILDING SIZE: 9,200 SF

SITE SIZE: 18,750 SF

SALE PRICE:

\$1,500,000.00

PROPERTY HIGHLIGHTS

- Potential to purchase a turn-key cabinet manufacturing facility
- Well distributed power
- Dust collection system
- LED lighting throughout warehouse
- Skylights
- Sprinklered building
- 2 gas lines, 2 electrical services
- Building can serve as a two-tenant building
- Enterprise Zone
- HUB Zone Qualified property
- **WALKING DISTANCE TO LIGHT RAIL**



Russell Gruber

Industrial Specialist / Owner

Cell: 720-490-1442

russell@grubercommercial.com



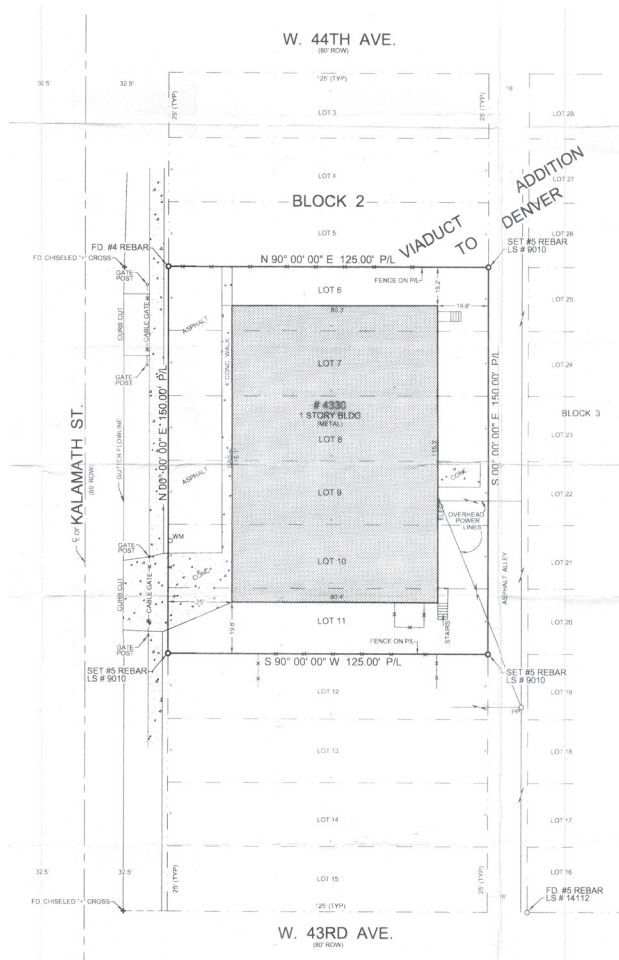
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PROPERTY SURVEY



PROPERTY DETAILS

- Size of Building: 9,200 SF
- Site Size: 18,750 SF
- Zoning: I-MX-3 (potential for up to 8 story up-zone)
- Office: 1,000 SF +/- (very nice finish)
- YOC: 1974 (Metal building)
- Taxes (2018): \$16,703.88
- Loading:
 - 2 dock-high loading doors (12't by 10'w)
 - 1 drive-in (12't by 10'w)
 - 1 drive-in door (10't by 10'w)
- Clear Height: 16' to 18'
- Heat & A/C: Gas forced heat in warehouse, A/C and heat in office
- Power: 3-phase 400 amps



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