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4350 Broadway, Denver, CO 80216

Freestanding Industrial/Food Production Building For Sale or Lease

FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

- USDA certified in the past
- Existing coolers
- Floor drains (throughout building)
- 3 phase power
- HUB Zone Qualified
- Enterprise Zone Qualified
- Rare Central location
- Freestanding building



BUILDING SIZE (TOTAL):
5,216 SF



LOT SIZE:
6,375 SF

SALE PRICE: \$1,450,000
LEASE RATE: \$15/SF NNN

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

PROPERTY DETAILS

- **Building Size:** 5,216 SF
- **Lot Size:** 6,375 SF
- **Office:** 921/SF
- **Zoning:** I-A
- **YOC:** 1968
- **City/County:** Denver/Denver
- **Property Taxes:** \$26,019.42
- **Clear Height:** 12'ft
- **Loading:** 2 drive-in doors
- **Power:** 400amps; 3-phase (to be verified)
- **Heat:** Gas forced

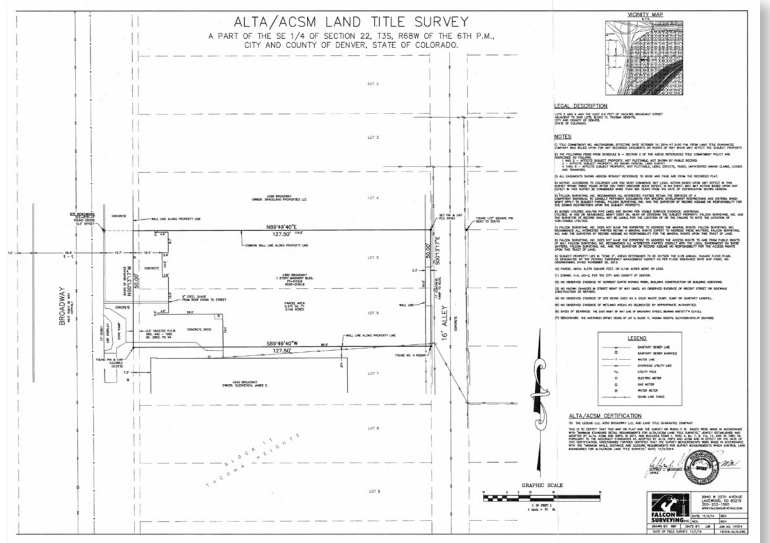
INSIDE



AERIAL



PROPERTY SURVEY



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