

4398 ELATI STREET
DENVER, COLORADO

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



CENTRAL INDUSTRIAL BUILDING WITH YARD - USER OR REDEVELOPMENT OPPORTUNITY

BUILDING SIZE: 27,517 SF

SITE SIZE: 1.13 ACRES OR 49,396 SF

PROPERTY HIGHLIGHTS

- Quality infill industrial building with fenced yard
- Corner to corner 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
- Yard area: 20,000 SF (fenced)
- LED lighting
- **Located within an Enterprise Zone**



SALE PRICE:
CONTACT BROKER

Russell Gruber

Industrial Specialist / Owner

Cell: 720-490-1442

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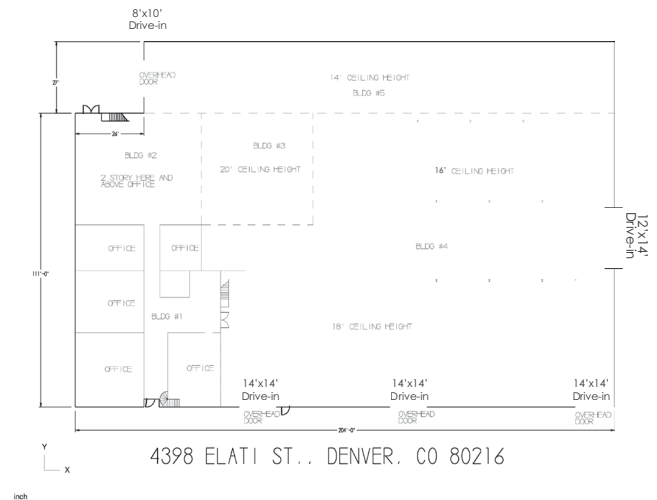
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PROPERTY DETAILS

- **Building Size:** 27,517 SF
- **Office:** 4,600 SF (2 story +/-)
- **Site Size:** 1.13 acres or 49,396 SF
- **Yard area:** 20,000 SF (fenced)
- **City/County:** Denver/Denver
- **YOC:** 1961 (masonry)
- **Zoning:** I-B (path to 8 stories and higher for redevelopment)
- **Heat:** Gas forced/Radiant
- **Colling:** A/C in office areas
- **Power:** Heavy 3 phase, well distributed (600 amps/125/250v) - To be verified
- **Clear Height:** 14'-18'-20ft'
- **Loading:** 5 grade level doors (oversized)

FLOOR PLAN



AERIAL



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