

4399 DELAWARE STREET
DENVER, COLORADO

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



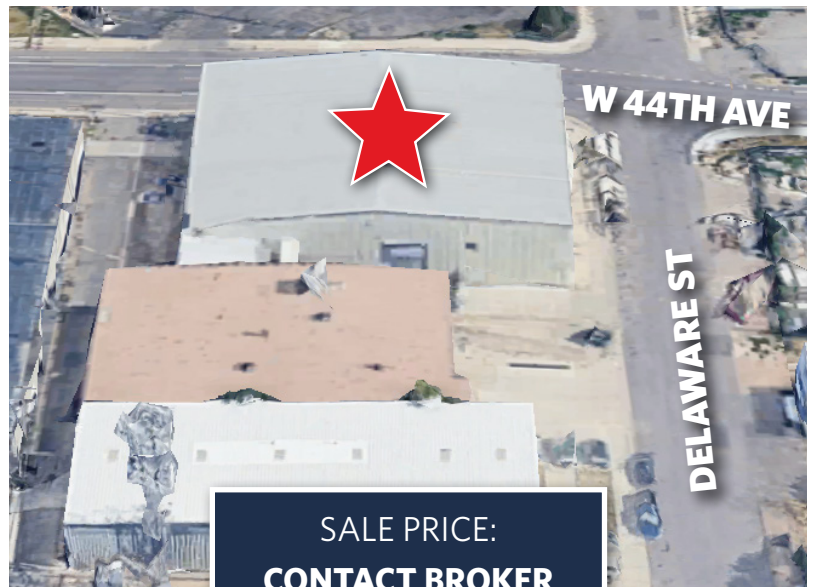
CENTRAL 12,000 SF HEAVY POWER INDUSTRIAL BUILDING OR REDEVELOPMENT

BUILDING SIZE: 12,000 SF

SITE SIZE: 17,654 SF

PROPERTY HIGHLIGHTS

- 3-Ton Crane
- Corner site
- Heavy industrial zoning with path to high density zoning
- Easy access to I-25 and I-70
- Walking distance to Light Rail Stop
- Good curb appeal
- **Located within an Enterprise Zone**



SALE PRICE:
CONTACT BROKER

Russell Gruber

Industrial Specialist / Owner

Cell: 720-490-1442

russell@grubercr.com



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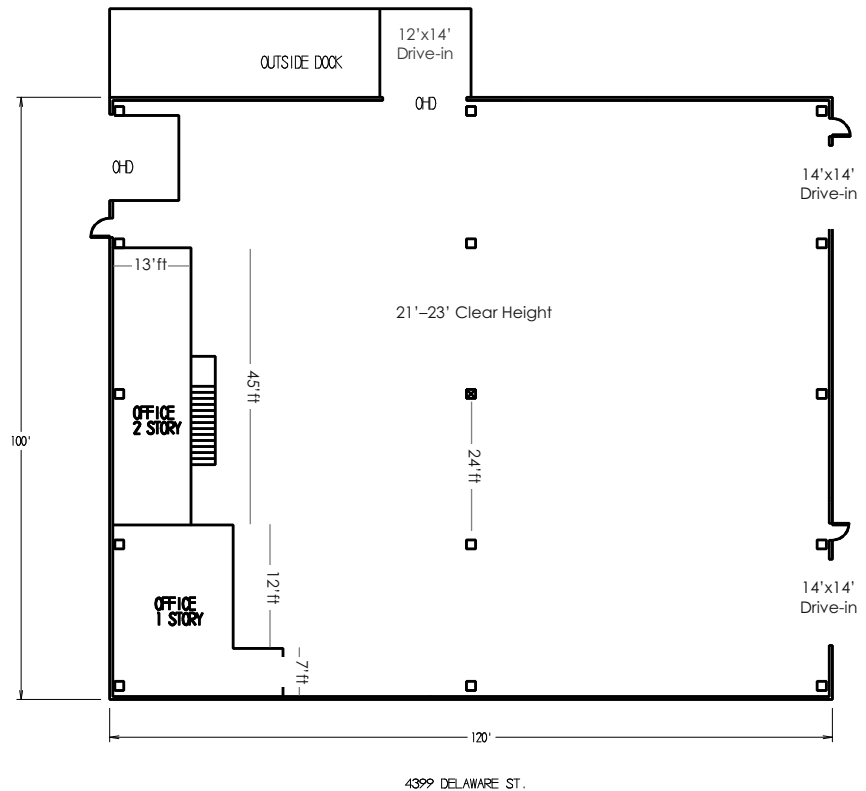
PROPERTY DETAILS

- **Building Size:** 12,000 SF
- **Office:** 1,800 SF (+/-)
- **Site Size:** 17,654 SF
- **Property Tax:** \$51,664.16 (2024)
- **City/County:** Denver/Denver
- **YOC:** 1983 (metal)
- **Column Spacing:** 24'ft
- **Zoning:** I-B (path to 8 stories and higher for redevelopment)
- **Heat:** Gas forced
- **Cooling:** A/C in office areas
- **Power:** Heavy 3 phase, well distributed (400 amps; 480/277)
- **Clear Height:** 21'-23'ft
- **Loading:** 4 grade level doors (oversized)

AERIAL



FLOOR PLAN



The information above has been obtained to independently confirm its accuracy and value of this transaction to you depends on property to determine to your satisfaction

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