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**4406 Race Street, Denver, CO 80216**

Office/Warehouse Building Available For Sale or Lease

## FOR SALE OR LEASE

### PROPERTY HIGHLIGHTS

- Office Buildings: 6,317 SF
- Shop building: 3,859 SF
- Two (2) grade level doors
- Fenced & paved storage yard
- 15' clear height in warehouse
- 5 ton bridge crane in shop and multiple jib cranes



BUILDING SIZE (TOTAL):  
**10,176 SF**



LOT SIZE:  
**.42 Acres**

**PRICE  
REDUCED!**

SALE PRICE: **\$1,500,000**  
LEASE PRICE: **\$9.50/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

**Gruber**  
COMMERCIAL REAL ESTATE

# PROPERTY DETAILS

- **Building Size (Total):**  
10,176 SF
- **Lot Size:**  
.42 Acres
- **YOC:**  
1962
- **Zoning:**  
I-A

## INTERIOR

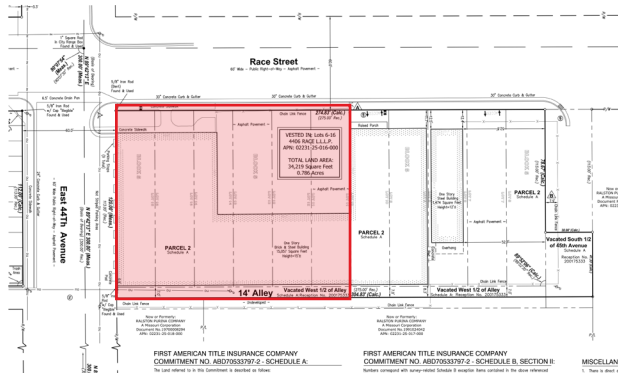


## AERIAL



## PROPERTY SURVEY

A portion of the Northeast 1/4 of Section 23, Township 3 South, Range 68 West of the 6th P.M., City and County of Denver, State of Colorado



**millman**  
National Land Services  
Transforming the Industry  
Surveying  
Engineering  
Environmental

Field Support - This Review  
Millman Surveying, Inc.  
Corporate Headquarters  
4111 Bradley Creek SW  
Carson, OH 44774  
Phone: 800-329-1203  
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www.millmanland.com  
msurveying@millmanland.com

ALTA/NPS/LAND TITLE  
SURVEY PREPARED FOR:

**SIDFORD  
CAPITAL LLC**  
1885 Sherman Street  
Suite 1000  
Denver, Colorado 80202  
Phone: 303-255-4300

4406 Race Street  
City of Denver  
County of Denver  
State of Colorado

**GEODETIC NORTH**  
GRAPHIC SCALE  
1 inch = 30 ft

**REVISION HISTORY**

DATE	DESCRIPTION
09/20/2021	CORRECT REVISIONS

Sheet No. **1** of **1**

MSJ Project No. 30993  
DSC  
SGS  
Gruber

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