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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



BUILDING SIZE (TOTAL):
10,176 SF



LOT SIZE:
.42 Acres

SALE PRICE: \$1,785,000.00

LEASE PRICE: Contact Broker

For More Information, Contact:

Russell Gruber | *Industrial Specialist/Owner*
(720) 490-1442
russell@grubercr.com

Steve Fletcher | *Industrial Specialist*
(720) 320-0366
steve@grubercr.com

PROPERTY DETAILS

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

YARD

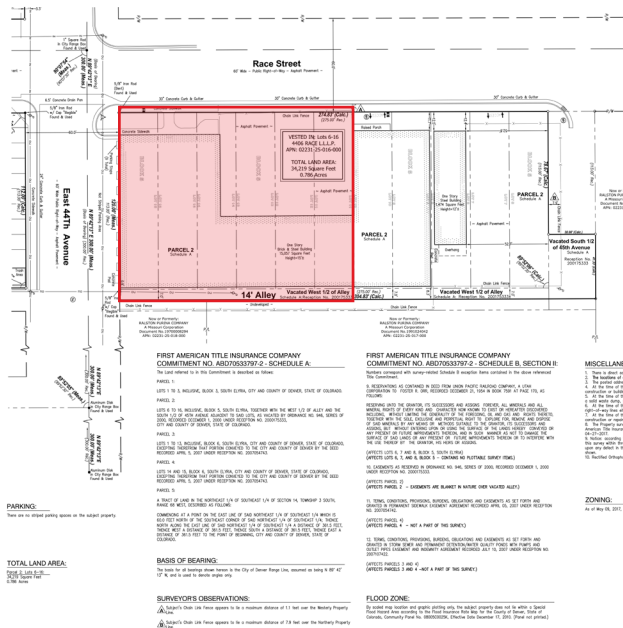


AERIAL



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

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