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**4406–4420 Race Street, Denver, CO 80216**

Office/Warehouse Building Available For Sale

## FOR SALE

### PROPERTY HIGHLIGHTS

- Two (2) Office Buildings
  - 6,317 SF
  - 4,895 SF
- Shop building: 3,859 SF
- Storage building: 1,474 SF
- Two (2) grade level doors
- Fenced & paved storage yard
- 15' clearheight in warehouse



BUILDING SIZE (TOTAL):  
**16,545 SF**



LOT SIZE:  
**34,030 SF**

**SALE PRICE: \$2,900,000.00**

### 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**  
(Total): 16,545 SF
- Taxes:**  
\$47,762.72
- Lot Size:**  
34,030 SF
- YOC:**  
1962
- Zoning:**  
I-A

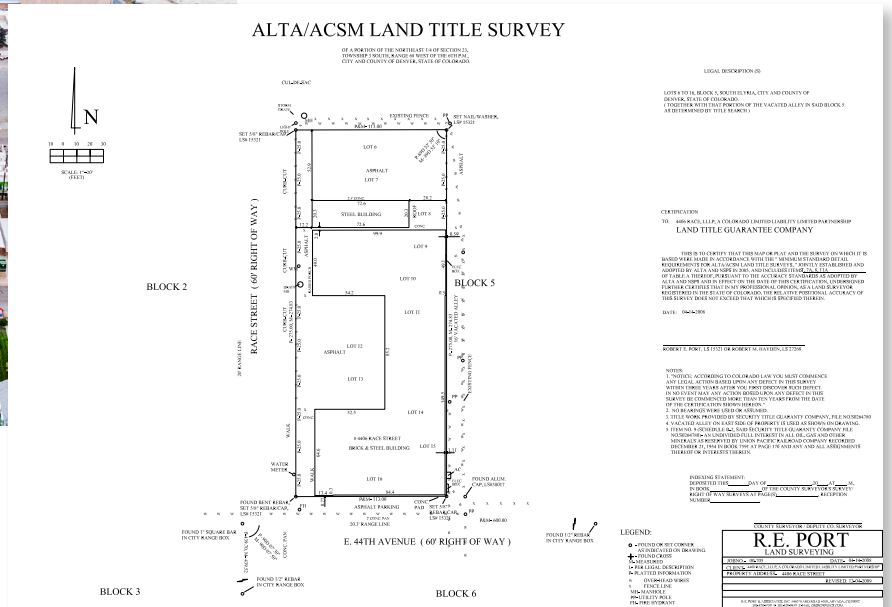
## YARD



## AERIAL



## PROPERTY SURVEY



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