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4420 Race Street, Denver, CO 80216

Office/Warehouse Building Available For Sale or Lease

FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

- Office Buildings: 4,895 SF
- Warehouse/Storage building: 1,474 SF
- Fenced & paved storage yard
- Drive-In Loading



BUILDING SIZE (TOTAL):
6,369 SF



LOT SIZE:
.34 Acres

**PRICE
REDUCED!**

SALE PRICE: \$999,000
LEASE PRICE: \$9.00/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

PROPERTY DETAILS

- **Building Size (Total):** 6,369 SF
- **Lot Size:** .34 Acres
- **YOC:** 1962
- **Zoning:** I-A

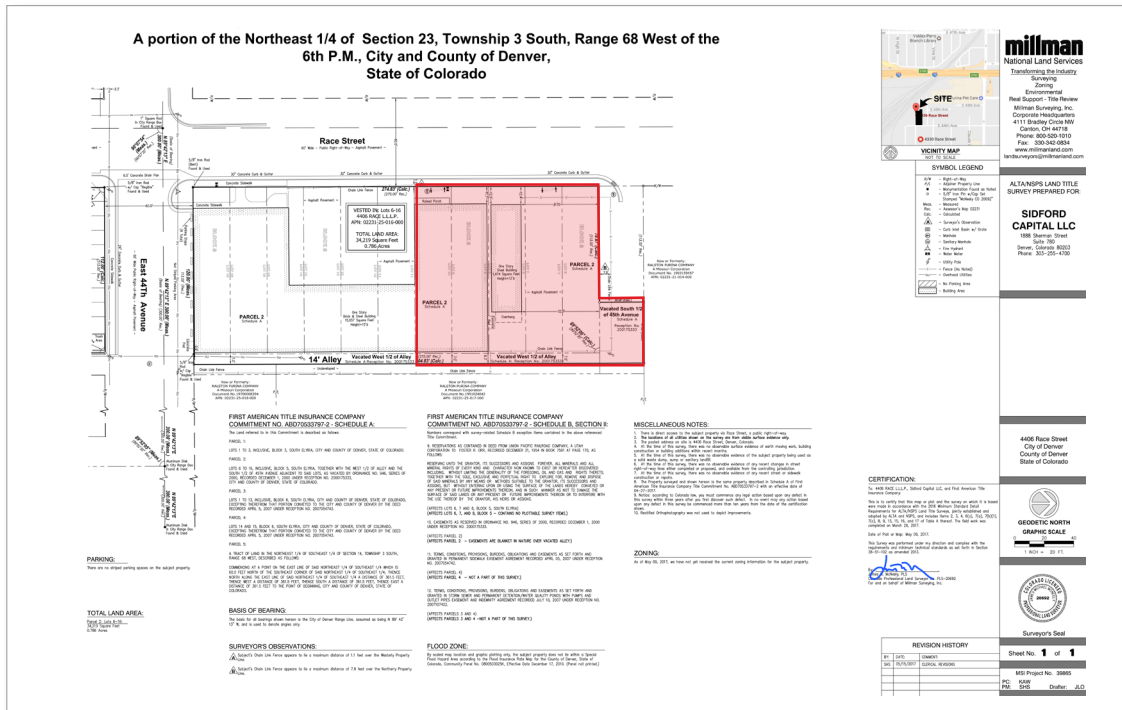
YARD & WAREHOUSE



AERIAL



PROPERTY SURVEY



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