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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

SALE PRICE: **\$1,116,000.00**

LEASE PRICE: **Contact Broker**

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

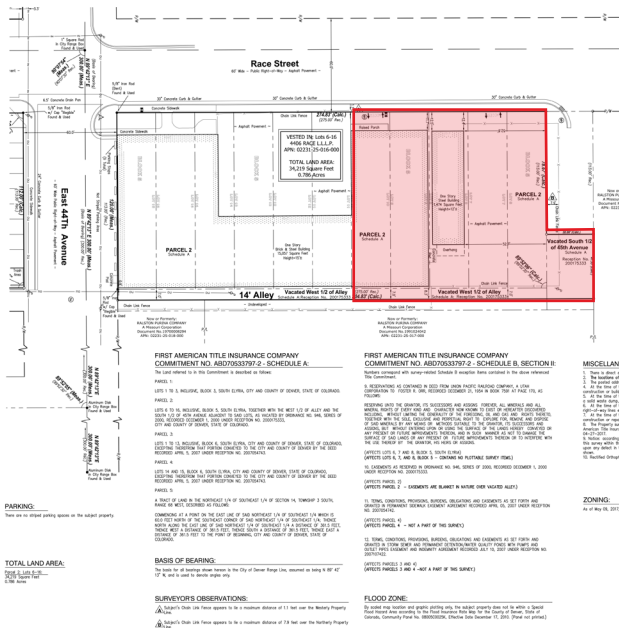


AERIAL



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
Environmental
Real Estate - The Review

Millman Surveying, Inc.
4111 Broadway Circle NW
Canton, OH 44705
Phone: 330-320-3333
Fax: 330-320-3334
www.millmanland.com
landsurveying@millmanland.com

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:

SIDFORD CAPITAL LLC
1885 Sherman Street
Suite 100
Denver, Colorado 80202
Phone: 303-255-4350

4408 Race Street
City of Denver
County of Denver
State of Colorado

GEODETIC NORTH
GRAPHIC SCALE
1" = 50' ±

REVISION HISTORY

NO.	DATE	DESCRIPTION
1	06/14/2023	ORIGINAL SURVEY

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