

**4435 INCA STREET**  
DENVER, COLORADO

Gruber Commercial Real Estate, Inc | 209 Kalamath Street #9, Denver, CO 80223 | Tel: 720-490-1442



## CENTRAL WAREHOUSE WITH LARGE FENCED YARD

### PROPERTY HIGHLIGHTS

**BUILDING SIZE: 8,488 SF**

**SITE SIZE: 20,312 SF**

- Large fenced yard/half paved
- Easy access to I-70 and I-25
- Walking distance to Light Rail
- Local ownership
- Over-sized drive-in loading doors (3)
- Enterprise Zone
- New roof

SALE PRICE:  
**\$2,450,000.00**

LEASE RATE:  
**\$16.00 NNN**

**Russell Gruber**

*Industrial Specialist / Owner*

**Cell: 720-490-1442**

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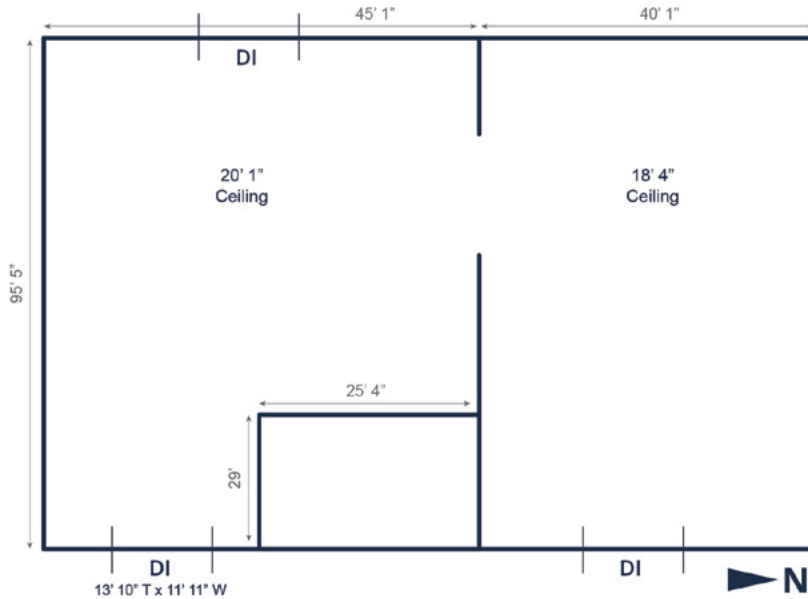
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## FLOOR PLAN



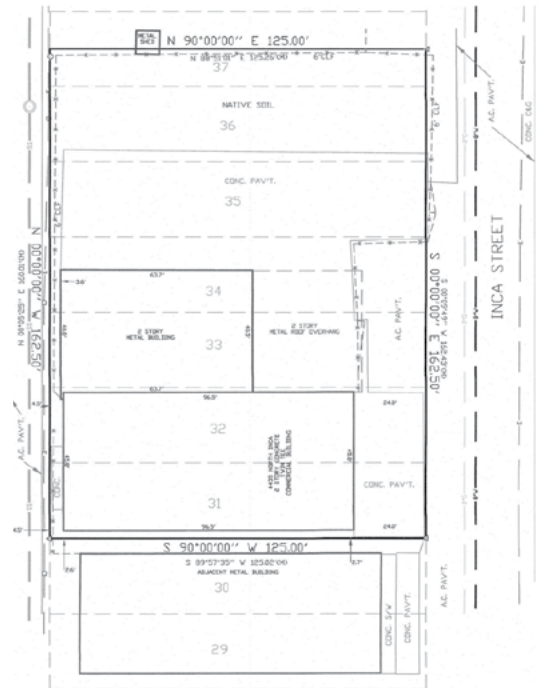
## PROPERTY DETAILS

- **Building Size:** 8,488 SF
- **Site Size:** 20,312
- **Office Size:** 1,357 SF (2 levels)
- **YOC:** 1980
- **Zoning:** I-A, UO-2
- **Taxes:** \$30,636.12 (2024)
- **Estimated NNN:** \$5.00
- **Clear Height:** 18' to 20'
- **Loading:** 3 drive-in doors
- **Power:** 400 amps, 3-phase (to be verified)
- **Heat:** Gas forced heat
- **Water:** ¾" water line

## AERIAL



## PROPERTY SURVEY



**Russell Gruber**  
*Industrial Specialist / Owner*  
**Cell: 720-490-1442**  
 russell@grubercre.com



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