

4455 E. 46TH AVENUE
DENVER, COLORADO 80216

Gruber Commercial Real Estate Services | 3001 Brighton Blvd #341 Denver CO 80216 | Tel: 720-490-1442



Freestanding Warehouse Fronting on I-70 with Large Fenced Yard

BUILDING SIZE: 25,197 SF
SITE SIZE: 1.59 ACRES (69,371 SF)

PROPERTY HIGHLIGHTS

- Huge fenced yard
- 8'x20' billboard on I-70
- Easy access to I-70
- Freestanding building
- Fully sprinklered building
- NEW ROOF, R-30 insulation value
- Enterprise Zone
- HUB Zone Qualified
- **OPPORTUNITY ZONE**

LEASE RATE:
\$4.95/SF NNN
YEAR ONE LEASE RATE
ON A 5 YEAR LEASE



Russell Gruber
Industrial Specialist / Owner
Cell: 720-490-1442

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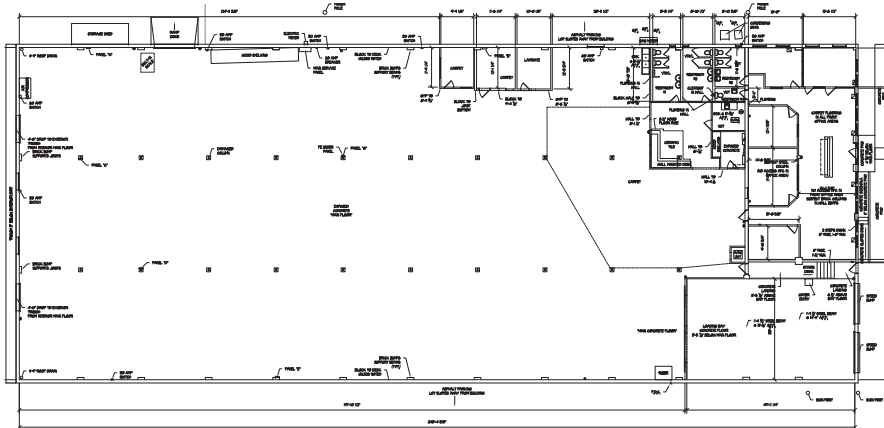
PROPERTY DETAILS

- **Building Size:** 25,197 SF
- **Site Size:** 1.59 acres (69,371 SF)
- **Office:** 2,621 SF
- **Zoning:** I-B, UO-2
- **2018 Property Tax:** \$31,643.06
- **DOC:** 1953
- **Loading:** 2 interior dock doors (10'X14)
1 drive in door (8'X10)
2 rear rail/dock doors (8'X10')
- **Power:** 800 amps, 3 phase (to be verified)
- **Clear Height:** 12'
- **A/C & Heat:** A/C in offices, gas forced heat and radiant heat in warehouse
- **Sprinkler:** YES
- **Column Spacing:** 33' X 20'
- **Estimated Operating Expenses:** \$1.49/SF

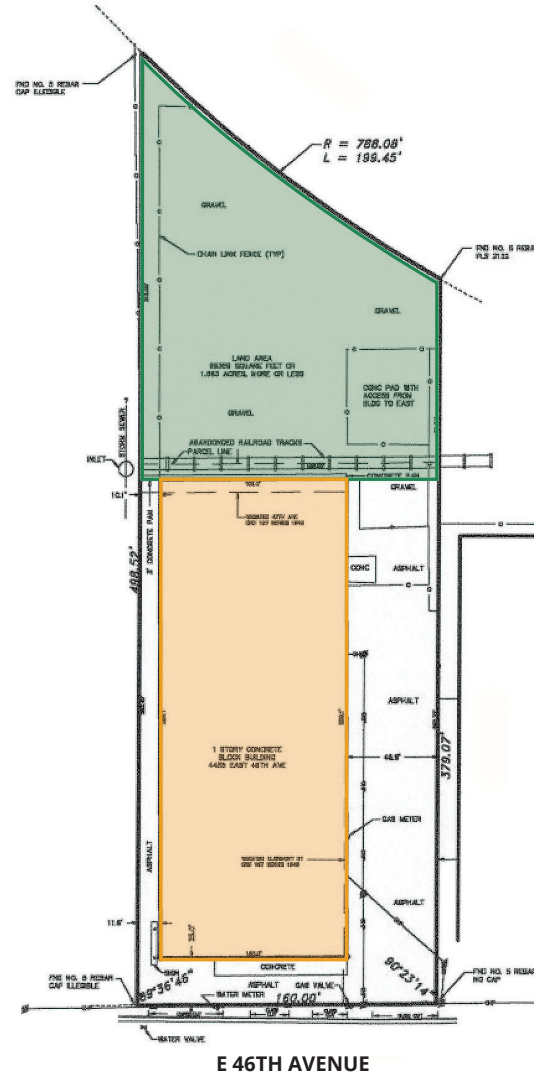


8'X20' BILLBOARD ON I-70

FLOOR PLAN



PROPERTY SURVEY



INTERIOR BUILDING PHOTOS

- SPACE FOR LEASE
- FENCED YARD

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AERIAL



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