

48 EAST 56TH AVE

DENVER, CO 80216

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



FOR LEASE

High Visibility Industrial Building

BUILDING SIZE: 14,500/SF

OFFICE SIZE: 1,980/SF

**(Plus 1,500/SF Garden Level Office,
not included in square footage)**

PROPERTY HIGHLIGHTS

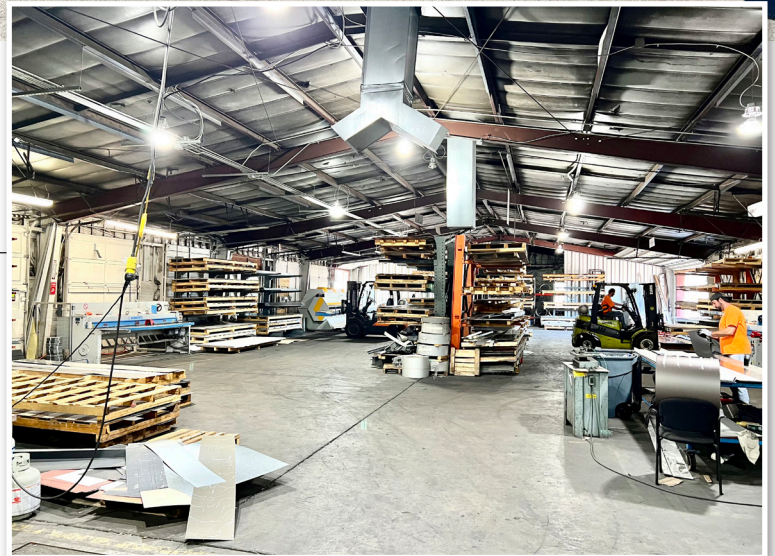
- Major I-25 Visibility
- Large Fenced Yard
- Easy Access to I-25 and I-70
- Fully Paved Site
- LED Lights
- Unincorporated Adams County
- Local Ownership
- Former Cross Dock Facility
(doors can be re-opened)

Russell Gruber

Industrial Specialist / Owner

720-490-1442

russell@grubercre.com



LEASE RATE
CONTACT BROKER

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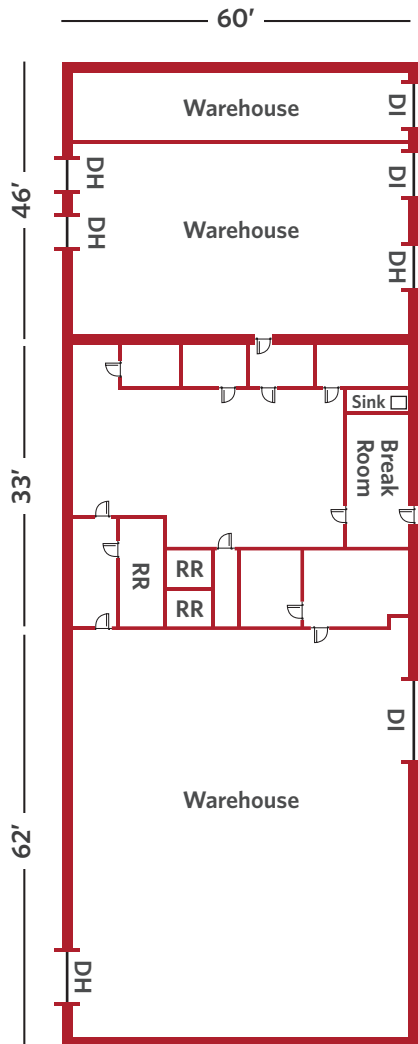
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PROPERTY DETAILS

- **Building Size:** 14,500/SF
- **Office Size:** 1,980/SF plus 1,500/SF Garden level office (not in square footage)
- **YOC:** 1964
- **Construction:** Metal
- **City/County:** Unincorporated Adams County
- **Loading:** Currently 8 dock high doors (2 are ramped)
 - Building has potential for 33 Dock doors
- **Columns:** Clear Span
- **Power:** 400amps, 240Volt (to be verified)
- **Clear Height:** 17' at the peak (pitched roof)
- **Heat:** Gas Forced
- **A/C:** Office only

FLOOR PLAN



AERIAL VIEWS



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