485 OSAGE STREET

RECEIVING

SALE PRICE:

\$3,000,0000.00

DENVER, COLORADO 80204

Gruber Commercial Real Estate Services | 970 Yuma Street, #100 Denver, CO 80204 | Tel: 720-490-1442

FOR SALE OR LEASE

Freestanding Central Industrial Building With Fenced Yard

BUILDING SIZE: 19,565 SF SITE SIZE: 43,372 SF

PROPERTY HIGHLIGHTS

- Large fenced yard
- New roof
- 2 new swamp coolers in warehouse
- Existing dual track 1.5 ton crane
- HUB Zone qualified location
- Enterprise Zone
- Easy access to I-25, Santa Fe Drive, and Downtown



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



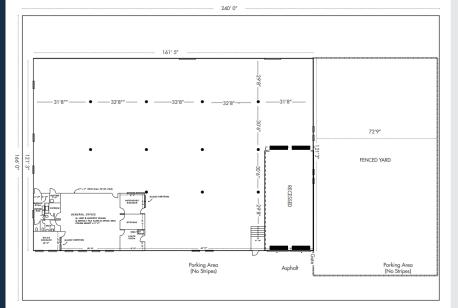
LEASE RATE:

\$8.95/SF NNN

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FLOOR PLAN



AERIAL

(to be verified) • Column Spacing: 30' × 32' **6TH AVENUE FREEWAY** • Taxes: \$39,316.12 Estimated NNN: \$2,50/SF SIT W 4TH AVENUE



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russell@grubercommercial.com

Gruber **Commercial Real Estate Services** https://grubercommercial.com

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PROPERTY DETAILS

- Building Size: 19,565 SF
- Site Size: 43,372 SF
- Office: 1,800 SF +/-
- City/County: Denver/Denver
- **Zoning:** I-A, UO-2
- YOC: 1960 (masonry)
- Clear Height: 14' ft
- Heat: Gas forced heat
- **Cooling:** A/C in office, 2 swamp coolers in warehouse
- Loading: Two dock doors (one has ramp that can be removed)
- Power: 3-phase and singlephase power, 300amps