

485 OSAGE STREET

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



SALE PRICE:
\$3,000,000.00

LEASE RATE:
\$8.95/SF NNN



Russell Gruber

Industrial Specialist / Owner

Cell: 720-490-1442

russell@grubercommercial.com

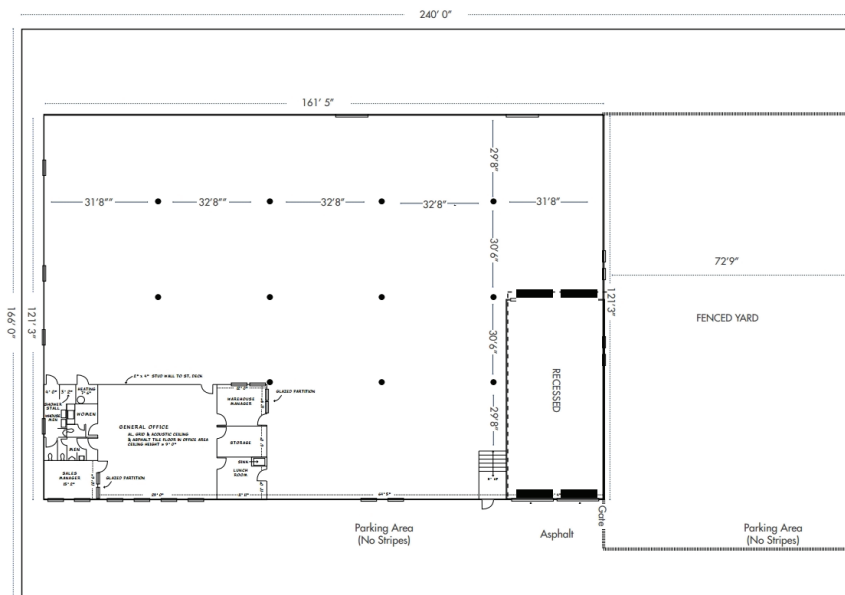


Commercial Real Estate Services

<https://grubercommercial.com>

DENVER, COLORADO 80204

FLOOR PLAN



AERIAL



Industrial Specialist / Owner

russell@grubercommercial.com



<https://grubercommercial.com>

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Gruber Commercial Real Estate Services.