

5098 PARIS STREET

DENVER, COLORADO

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



FOR SALE OR LEASE

Freestanding Building with Fenced Yard

SPACE AVAILABLE: 9,957 SF

PROPERTY HIGHLIGHTS

- Large fenced yard
- 800 amp 3 phase power
- Oversized loading doors
- Temp control possibilities
- 1,407/SF +/- mezzanine



**SALE AND LEASE PRICE
CONTACT BROKER**

Russell Gruber

Industrial Specialist / Owner

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Gruber
COMMERCIAL REAL ESTATE

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- **9,957/SF (7,900/SF main building plus back building of 2,057/SF)**

- **Office:** 1,880/SF +/-

- **Site Size:** 1.13 acres (49,529/SF)

- **Zoning:** I-A (Denver)

▪ **City/County:** Denver/Denver

- **YOC: 1980**

- **Taxes:** \$32,407.38 (2021)

- **Loading:** 4 drive in doors

- **Clear Height:** 16'ft

- **Power:** 800 amps 3 phase (480Y/277V) — to be verified

- **Heat:** Gas forced

- **A/C:** Office and warehouse

SITE

Industrial Specialist / Owner

russell@grubercr.com

SECOND LEVEL FLOOR PLAN

Overall dimensions: 71'-0" (width) x 21'-0" (length).
 Key dimensions: 5'-1" (top left), 5'-7" (top left), 20'-5" (top left), 8'-4" (bottom left), 42'-3" (bottom center), 27'-9" (bottom right), 20'-4" (right side).
 Staircase located at the top center.

FIRST LEVEL FLOOR PLAN

Overall dimensions: 74'-0" (width) x 85'-5" (length).
 Key dimensions: 7'-1" (top left), 31'-8" (top left), 6'-0" (top center), 26'-4" (top center), 6'-4" (top right), 79'-2" (top center), 11'-7" (left side), 8'-4" (left side), 13'-5" (left side), 6'-4" (left side), 14'-4" (center left), 5'-11" (center left), 6'-10" (center left), 7'-7" (center left), 11'-1" (center left), 27'-6" (center left), 13'-9" (center left), 6'-11" (center left), 9'-2" (center right), 6'-11" (right side), 14'-11" (right side), 11'-7" (bottom right), 9'-6" (bottom right), 9'-11" (bottom right), 13'-8" (bottom center), 10'-5" (bottom center), 10'-6" (bottom center), 10'-9" (bottom center), 11'-11" (bottom left).
 Staircase located at the bottom center.

SECOND LEVEL FLOOR PLAN

FIRST LEVEL FLOOR PLAN



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