



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

Russell Gruber

Industrial Specialist / Owner

Cell: 720-490-1442

russell@grubercre.com



**SALE AND LEASE PRICE
CONTACT BROKER**

5098 PARIS STREET

DENVER, COLORADO

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

PROPERTY DETAILS

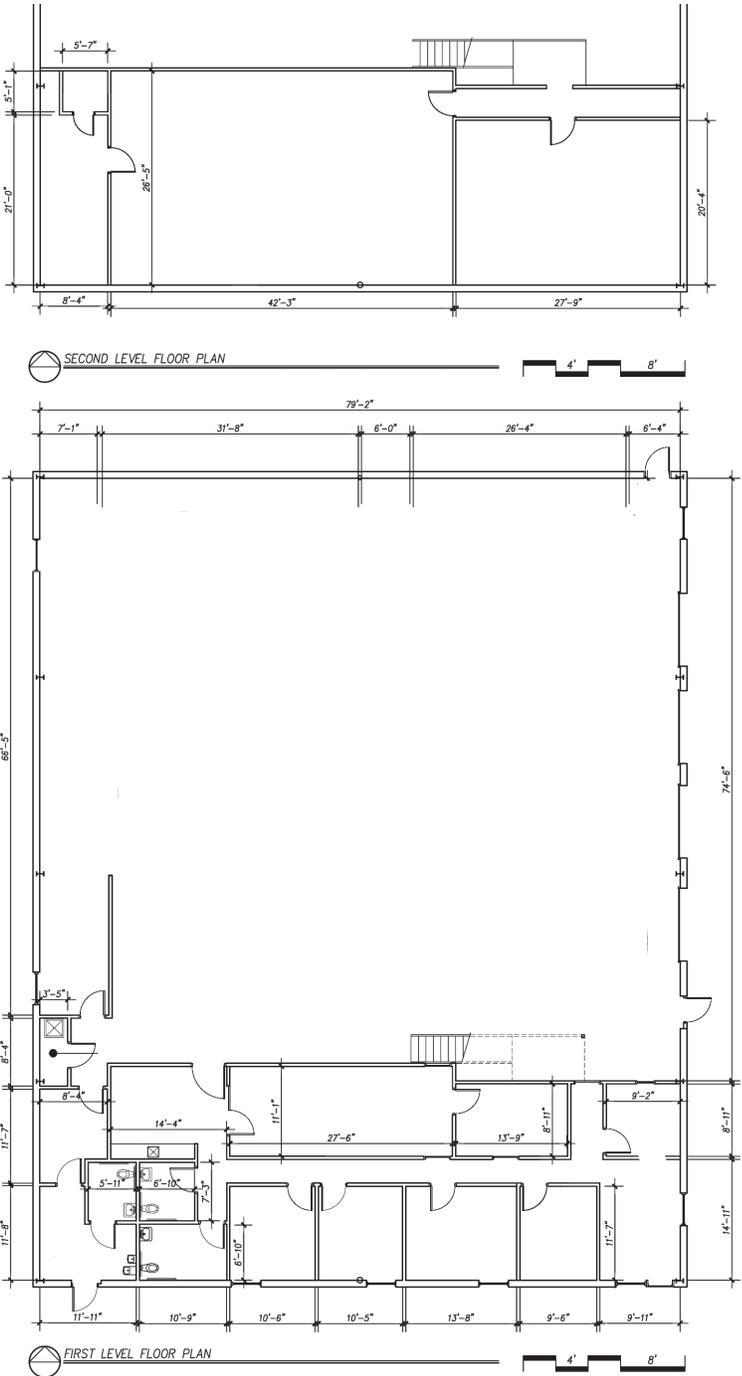
- **9,957/SF (7,900/SF main building plus back building of 2,057/SF)**
- **Office:** 1,880/SF +/-
- **Site Size:** 1.13 acres (49,529/SF)
- **Zoning:** I-A (Denver)
- **City/County:** Denver/Denver
- **YOC:** 1980
- **Taxes:** \$32,407.38 (2021)
- **Loading:** 4 drive in doors
- **Clear Height:** 16'ft
- **Power:** 800 amps 3 phase (480Y/277V) — to be verified
- **Heat:** Gas forced
- **A/C:** Office and warehouse

AERIAL VIEW



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

FLOOR PLAN



Gruber
COMMERCIAL REAL ESTATE

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.