

**5314-5350 BROADWAY**  
DENVER, COLORADO

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



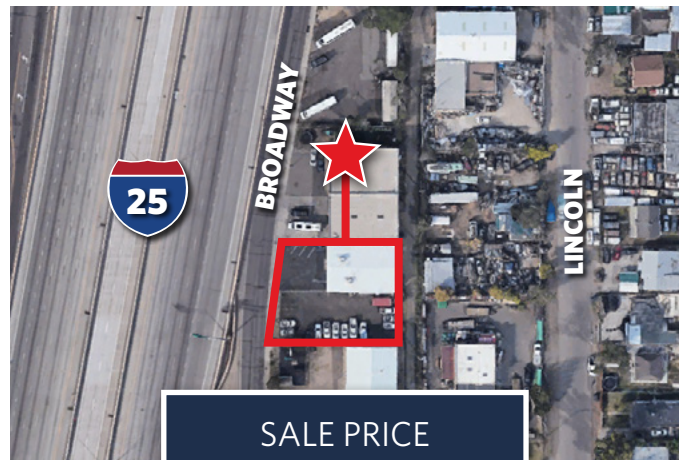
**FOR SALE**

## 3,500/SF FREESTANDING WAREHOUSE WITH YARD AND SIGN ON I-25

**BUILDING SIZE: 3,500/SF**

### PROPERTY HIGHLIGHTS

- New electronic monument sign fronting on I-25
- Major I-25 visibility
- New roof in 2019
- Divisible building
- Fenced yard
- Two gas and two electric meters
- Located in Unincorporated Adams County
- Located within an enterprise zone
- Located within an Opportunity Zone
- 228,621 cars per day (Costar/2022)



**SALE PRICE**  
**\$1,425,000.00**

**Russell Gruber**

*Industrial Specialist / Owner*

**Cell: 720-490-1442**

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**Gruber**

COMMERCIAL REAL ESTATE

[grubercommercial.com](http://grubercommercial.com)

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## PROPERTY DETAILS

- **Building Size:** 3,500/SF
- **Office:** 1,000/SF (+/-)
- **Site Size:** 13,068/SF (total)
- **Zoning:** I-1 (industrial)
- **YOC:** 1971
- **Property tax:** \$14,024.26
- **Clear Height:** 12'ft
- **Loading:** 2 dock doors
- **Power:** Two 200 amps services (3-phase)
- **Heat:** Gas forced
- **A/C:** Office areas only

## AERIAL VIEW



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