

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



FOR LEASE

Freestanding Central Industrial Building

BUILDING SIZE: 4,800 SF

PROPERTY HIGHLIGHTS

- Freestanding
- Clear Span
- Floor Drains
- Oversized Drive-in Loading doors
- Easy access to I-25 & I-70
- Unincorporated Adams County
- Located within an Enterprise Zone
- Local Ownership



LEASE RATE
\$10.00 NNN

Russell Gruber

Industrial Specialist / Owner

720-490-1442

russell@grubercre.com

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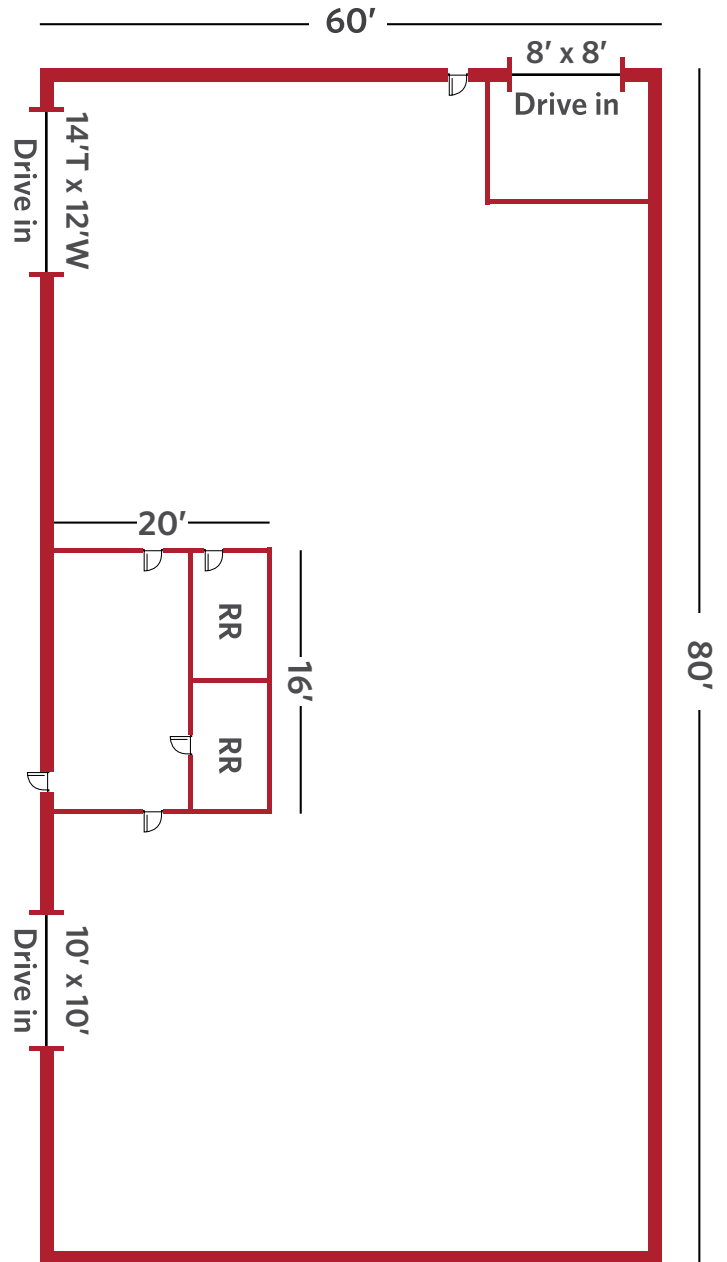
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PROPERTY DETAILS

- **Building Size:** 4,800 SF
- **Office Size:** 320 SF (+/-)
plus upstairs not in SF
- **Site Size:** .29 acres (paved)
- **Zoning:** I-1
- **YOC:** 1980 (metal)
- **Taxes (2025):** \$13,450.94
- **Power:** 3 phase
- **Heat:** Gas forced/Radiant
- **Clear Height:** 16' ft
- **Loading:** 3 oversized drive-in doors

FLOOR PLAN



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