

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



FOR LEASE

Freestanding Central Industrial Building

BUILDING SIZE: 7,800 SF

PROPERTY HIGHLIGHTS

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



LEASE RATE
\$9.00 NNN

Russell Gruber

Industrial Specialist / Owner

720-490-1442

russell@grubercre.com

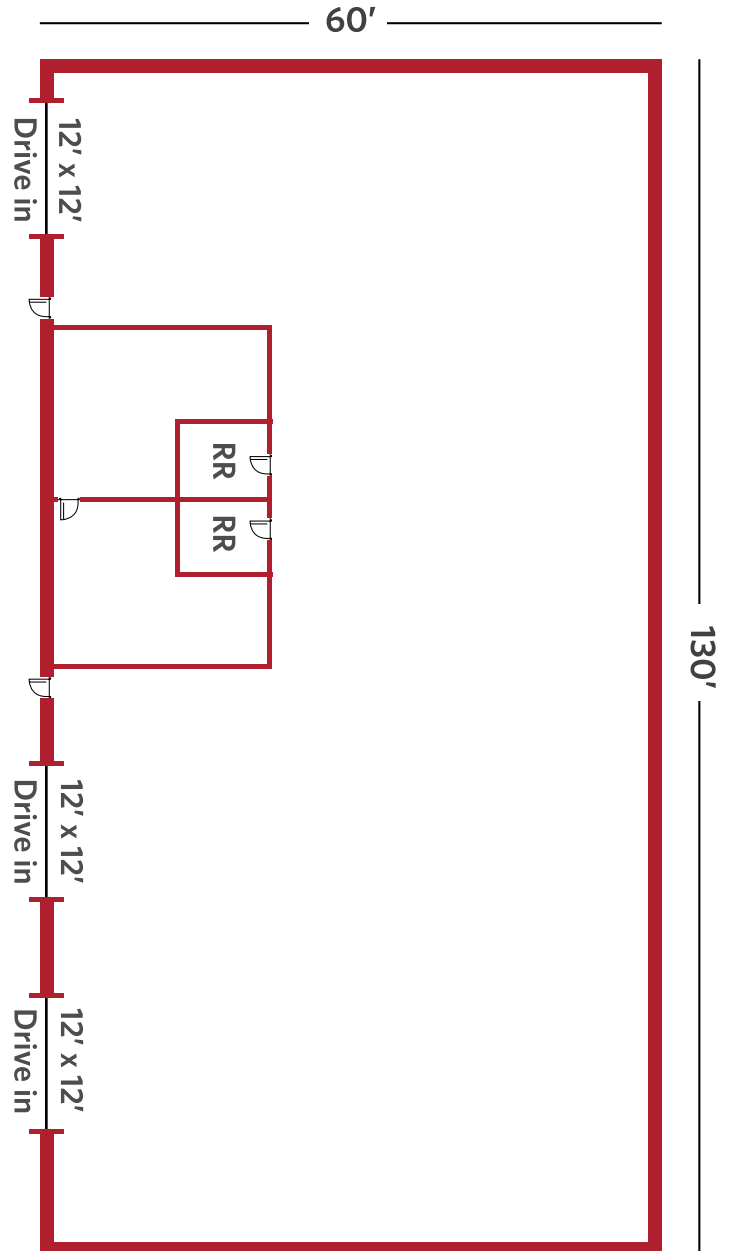
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PROPERTY DETAILS

- **Building Size:** 7,800 SF
- **Office Size:** 600 SF (+/-)
plus upstairs not in SF
- **Site Size:** .43 acres (paved)
- **Zoning:** I-1
- **YOC:** 1994 (metal)
- **Taxes (2025):** \$21,496.26
- **Power:** 3 phase
- **Heat:** Gas forced
- **Clear Height:** 16' ft
- **Loading:** 3 oversized drive-in doors

FLOOR PLAN



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