



**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  
**\$10.50 NNN**

**Russell Gruber**  
Industrial Specialist / Owner  
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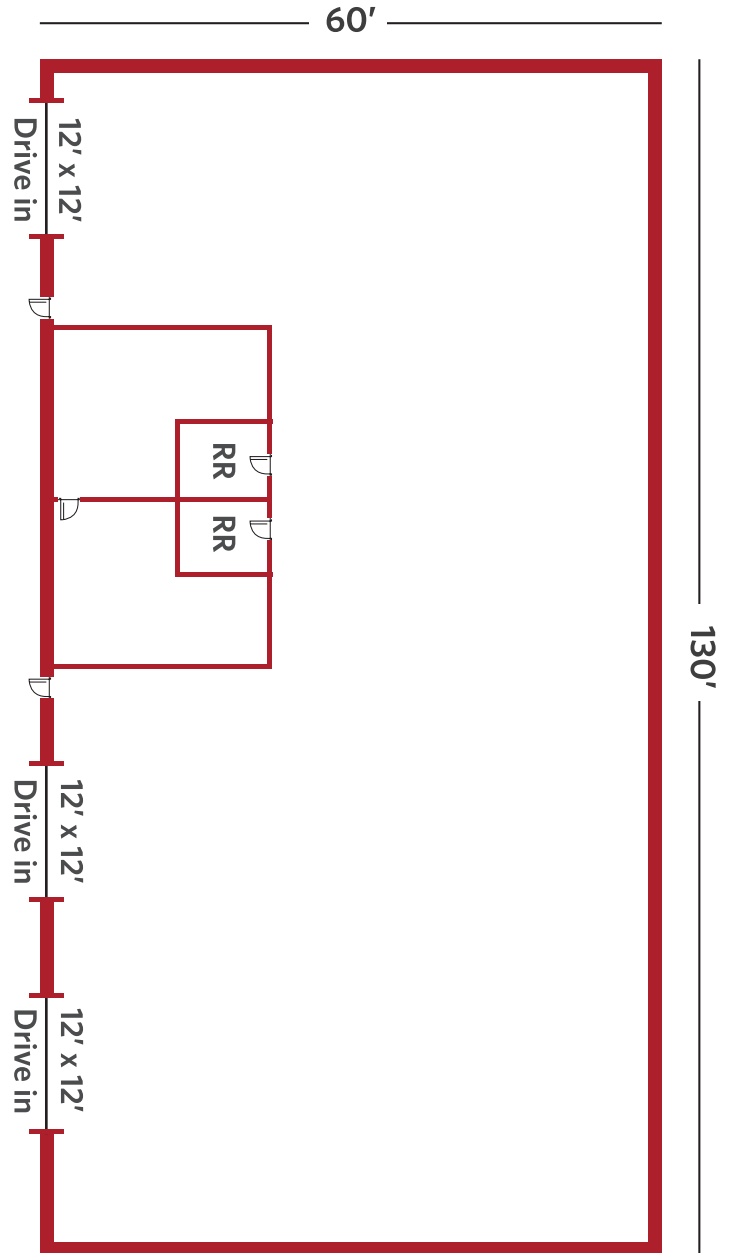
**Gruber**  
COMMERCIAL REAL ESTATE

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

**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 (2022):** \$17,306.22
- **Power:** 3 phase
- **Heat:** Gas forced
- **Clear Height:** 16' ft
- **Loading:** 3 oversized drive-in doors

**FLOOR PLAN**



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