5676 N. PECOS STREET

DENVER, COLORADO

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



FOR LEASE

Industrial Manufacturing Space With Fenced Paved Yard

LEASE RATE:
$11.00NNN

AVAILABLE SPACE: 16,500 SF

SITE SIZE: 1.73 Acres

TOTAL BUILDING : 28,500 SF

16,500 SF available immediately for lease with 2 drive-in doors and 2 dock-high doors.

PROPERTY HIGHLIGHTS

- Large paved fenced yard
- Heavy POWER
- Clear span warehouse
- Versatile over-sized loading
- I-3 Industrial zoning
- Located in Unincorporated Adams County
- Twin-T construction



Russell Gruber
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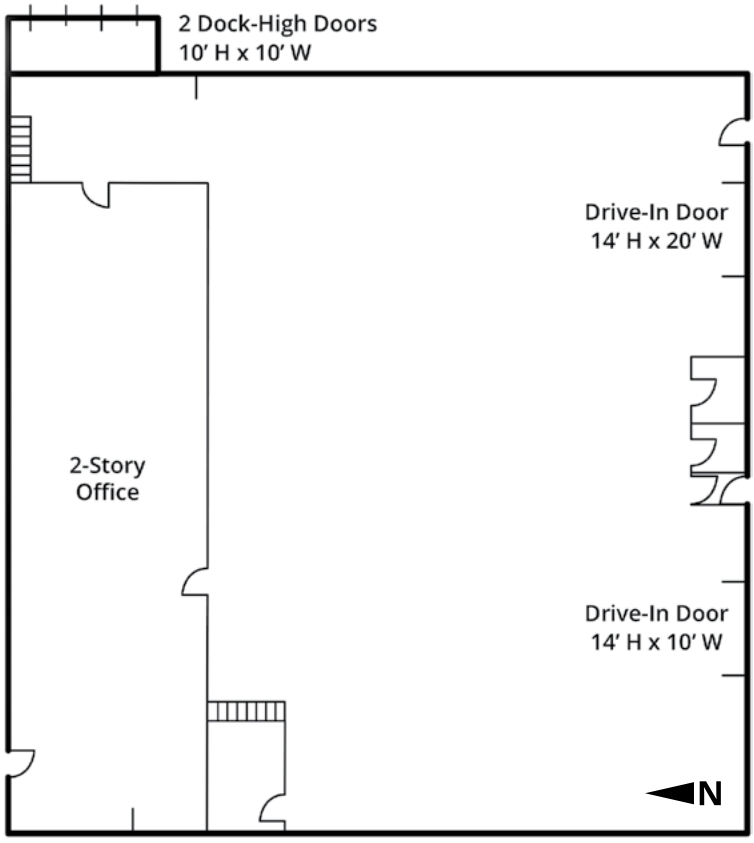
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FLOOR PLAN



BUILDING DETAILS

- **Space available:** 16,500 SF
- **Total building size:** 28,500 SF
- **Lease Rate:** $11.00/SF NNN
- **Operating Expenses estimate:** $4.56/SF
- **Zoning:** I-3 (Unincorporated Adams County)
- **Site:** 1.73 acres
- **YOC:** 1972
- **County:** Unincorporated Adams County
- **Office:** 6,160 SF (2-story)
- **Loading:** 2 Oversized drive-in doors, 2 dock high doors
- **A/C:** In the office along with forced air
- **Heat:** Radiant in warehouse
- **Power:** 1200 amps at 240V (to be verified)
- **Clear:** 18 ft.



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