

5676 N. PECOS STREET
DENVER, COLORADO

Gruber Commercial Real Estate Services | 3001 Brighton Blvd #341 Denver CO 80216 | Tel: 720-490-1442



FOR LEASE

Industrial Manufacturing Space With Fenced Paved Yard

SITE SIZE: 1.73 Acres

AVAILABLE SPACE: 16,500 SF (with ability to go up to 28,500 SF)

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

LEASE RATE:
\$11.00/SF TO
\$12.75/SF NNN

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



Russell Gruber
Industrial Specialist / Owner

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Gruber
Commercial Real Estate Services

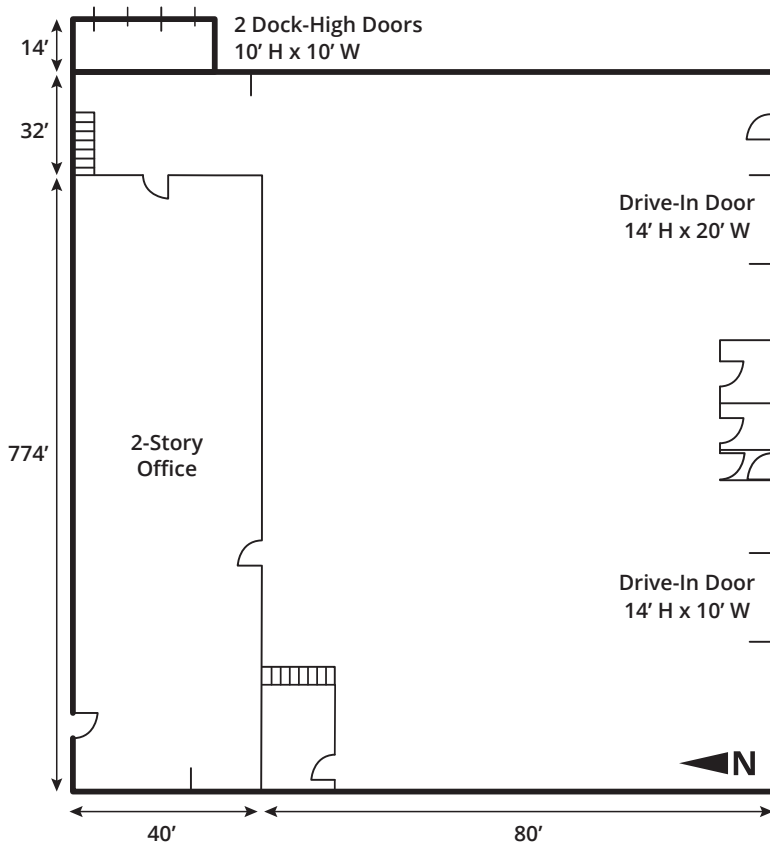
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FLOOR PLAN



BUILDING DETAILS

- 16,500 SF available for immediate occupancy (can provide up to 28,500 SF)
- Lease Rate: \$11.00 to \$12.75/SF NNN
- Operating Expenses estimate: \$2.21 SF
- Zoning: I-3 (Unincorporated Adams County)
- Site: 1.73 acres
- YOC: 1972
- County: Unincorporated Adams County
- Office: 6,160 SF (2-story)
- Loading: 3 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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