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5941 Marion Street, Denver, CO

Industrial Warehouse For Lease: 14,200 SF On 1 Acre

FOR LEASE

PROPERTY HIGHLIGHTS

- Heavy power
- Small fenced yard
- Versatile loading
- Enterprise Zone
- I-2 zoning
- HUB Zone qualified
- Local ownership



BUILDING SIZE:
14,200 SF



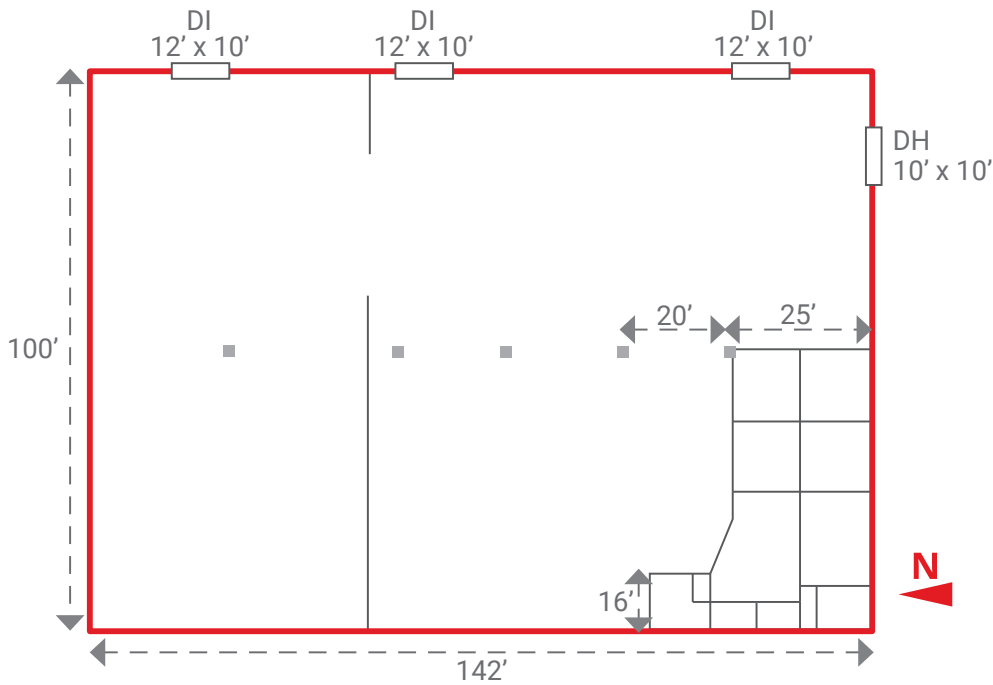
OFFICE SIZE:
±2,300 SF (2-STORY)

LEASE RATE: \$8.95/SF NNN

For More Information, Contact:

Russell Gruber | *Industrial Specialist / Owner*
(720) 490-1442
russell@grubercre.com

FLOOR PLAN



AERIAL



PROPERTY DETAILS

- **Building Size:** 14,200 SF
- **Lease Rate:** \$8.95/SF NNN
- **NNN:** \$3.00/SF
- **Lot Size:** 1 acre
- **Zoning:** I-2
- **YOC:** 1978
- **Property Tax:** \$36,150.64 (2021)
- **Clear Height:** 14'-17'
- **Heat:** Gas-forced
- **A/C:** In office, with swamp cooler in warehouse
- **Power:** 800 Amp, 480 V/3-phase (TBV)
- **County:** Unincorporated Adams County
- **Loading:** 1 dock, 3 drive-in



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