

6535 FRANKLIN STREET

DENVER, COLORADO 80229

Gruber Commercial Real Estate Services | 970 Yuma Street, #100 Denver, CO 80204 | Tel: 720-490-1442



FOR SALE

Turn Key Cabinet Manufacturing Facility

TOTAL BUILDING SIZE: 25,224 SF
SITE SIZE: 1.08 ACRES

PROPERTY HIGHLIGHTS

- Turn Key Cabinet shop, list of equipment upon request
- New roof in 2018 (TPO/60 Mill)
- Tons of natural light from skylights and windows
- Heavy, well distributed power
- Fenced yard
- Oversized loading doors
- Located within an Enterprise Zone
- HUB Zone qualified location
- **Located within an Opportunity Zone**



SALE PRICE:
CONTACT BROKER



Russell Gruber

Industrial Specialist / Owner

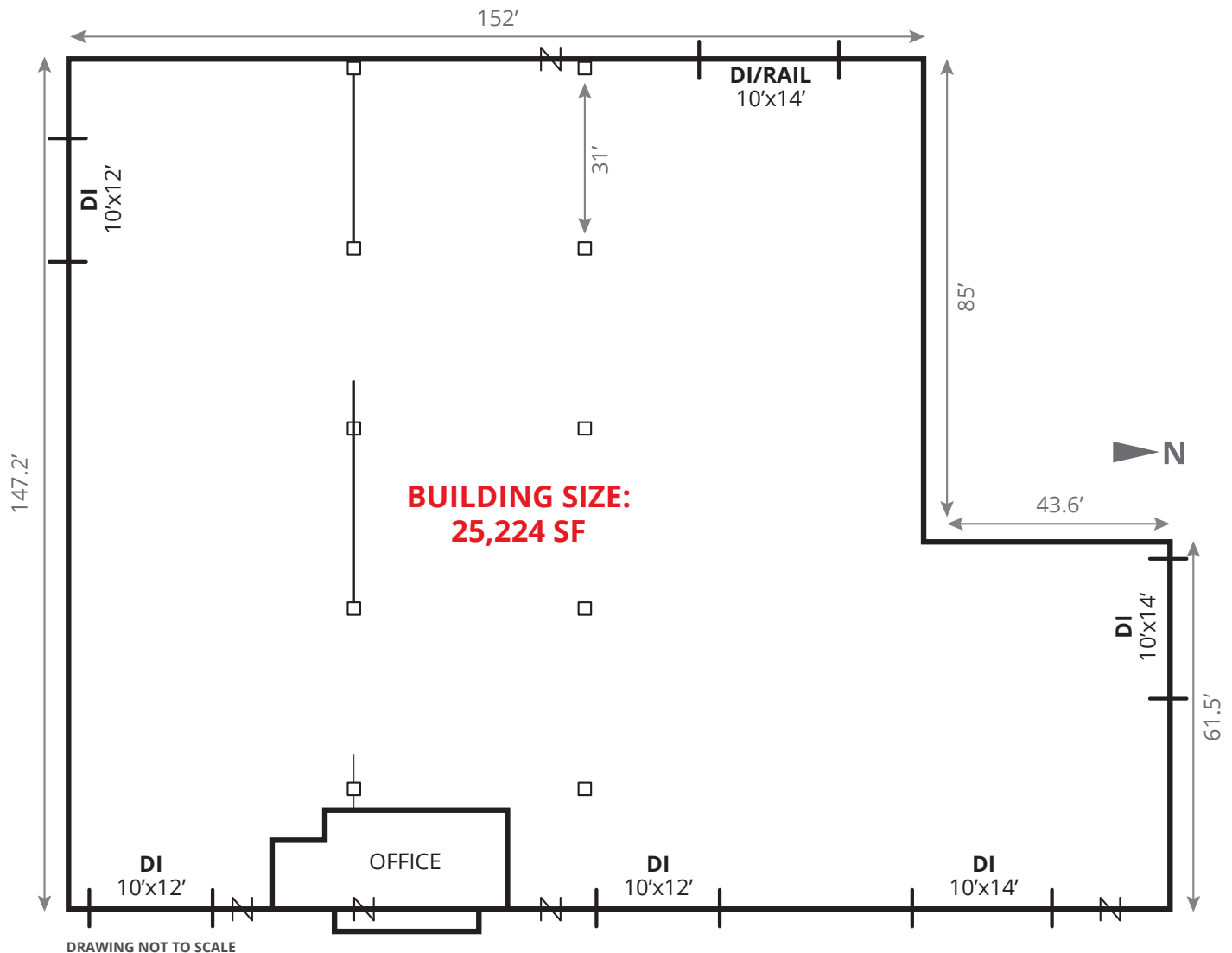
Cell: 720-490-1442

russell@grubercommercial.com



Commercial Real Estate Services

<https://grubercommercial.com>



6535 FRANKLIN STREET

DENVER, COLORADO 80229

AERIAL



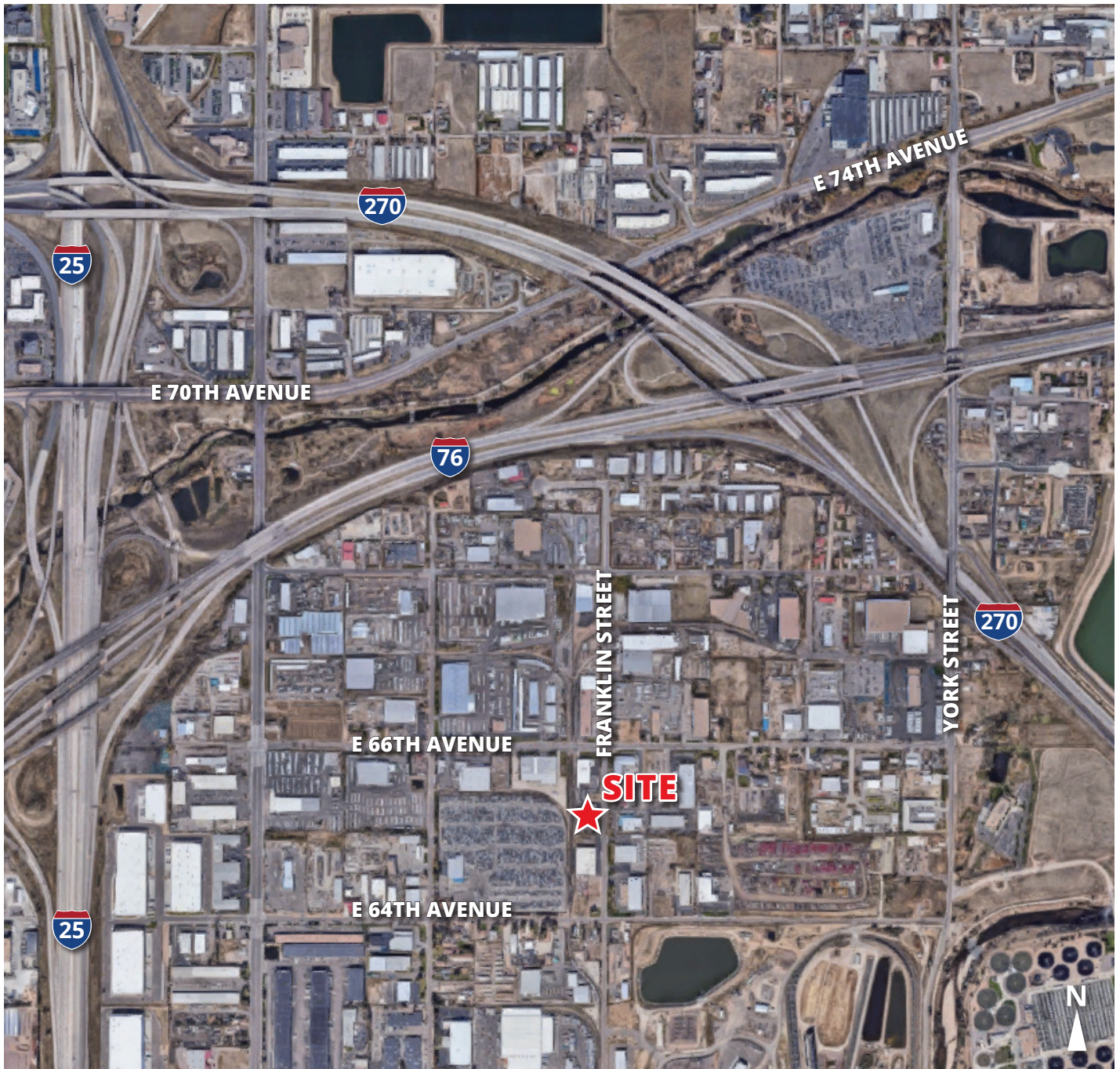
INTERIOR PHOTOS



6535 FRANKLIN STREET

DENVER, COLORADO 80229

AERIAL



Russell Gruber

Industrial Specialist / Owner

Cell: 720-490-1442

russell@grubercommercial.com



Commercial Real Estate Services

<https://grubercommercial.com>

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Gruber Commercial Real Estate Services.