

6535 FRANKLIN STREET

DENVER, COLORADO 80229

Gruber Commercial Real Estate Services | 209 Kalamath Street, #7 Denver, CO 80223 | Tel: 720-490-1442



FOR LEASE

7,500 SF With Fenced Yard For Lease

AVAILABLE: 7,500 SF
SITE SIZE: 1.08 ACRES

LEASE RATE:
CONTACT BROKER

PROPERTY HIGHLIGHTS

- Clear span unit
- New roof in 2018 (TPO/60 Mill)
- Tons of natural light from skylights and windows
- Heavy, well distributed power
- New lighting being installed
- Fenced yard
- Oversized loading doors
- Located within an Enterprise Zone
- HUB Zone qualified location
- **Located within an Opportunity Zone**



Russell Gruber
Industrial Specialist / Owner
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Gruber

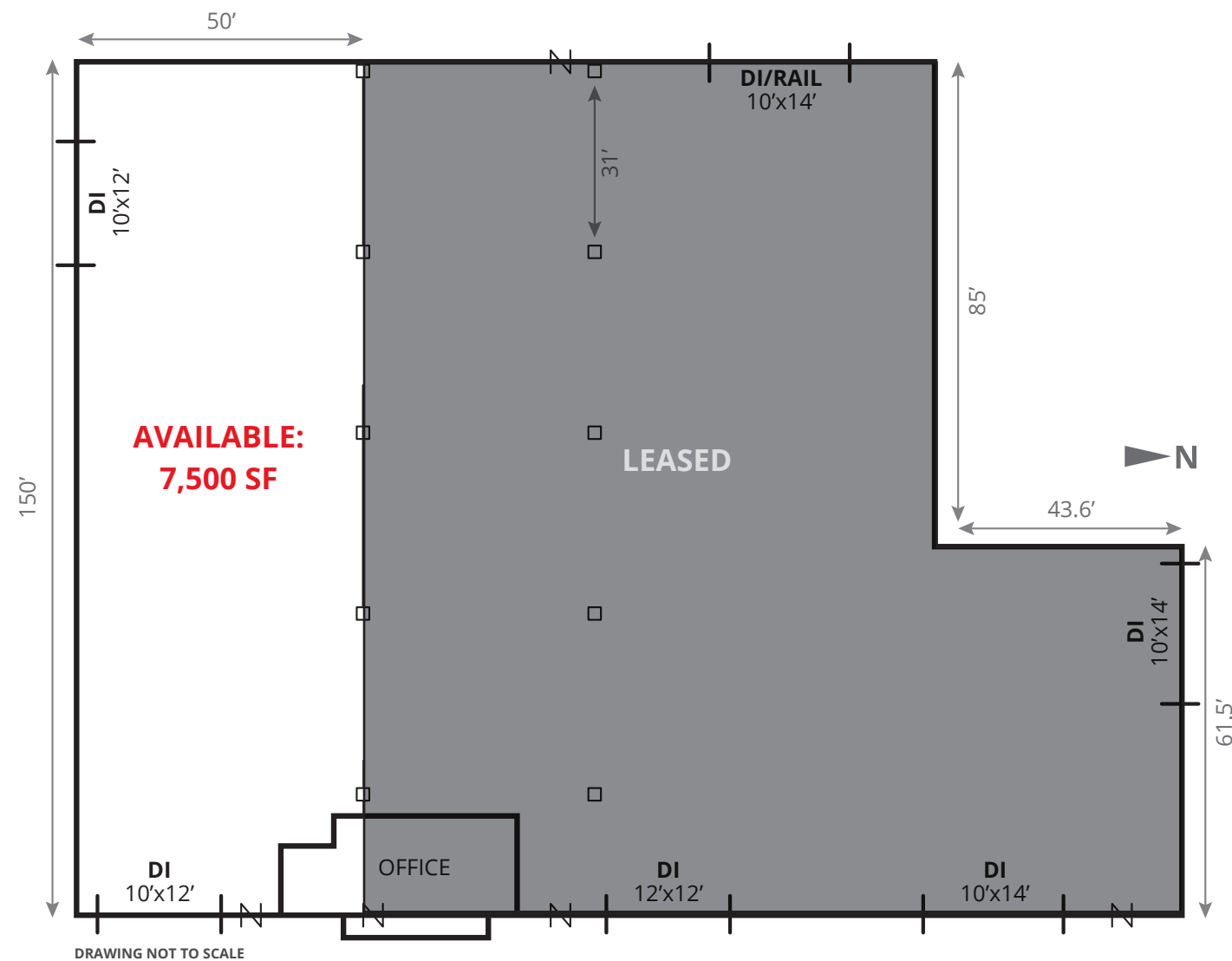
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<https://grubercommercial.com>

PROPERTY DETAILS

- Available: 7,500 SF
- Office Size: +/- 500 SF
- Site: 1.08 acres
- Zoning: I-2
- YOC: 1974
- Taxes (2019): \$32,425.78
- County: Unincorporated Adams County
- Sprinkler: Yes
- Clear Height: 14' ft.
- Power: 400 amps of 120/208 volt (to be verified)
- Heat: Gas forced
- A/C: Office only
- Loading: 2 drive-in doors

SITE PLAN



AERIAL



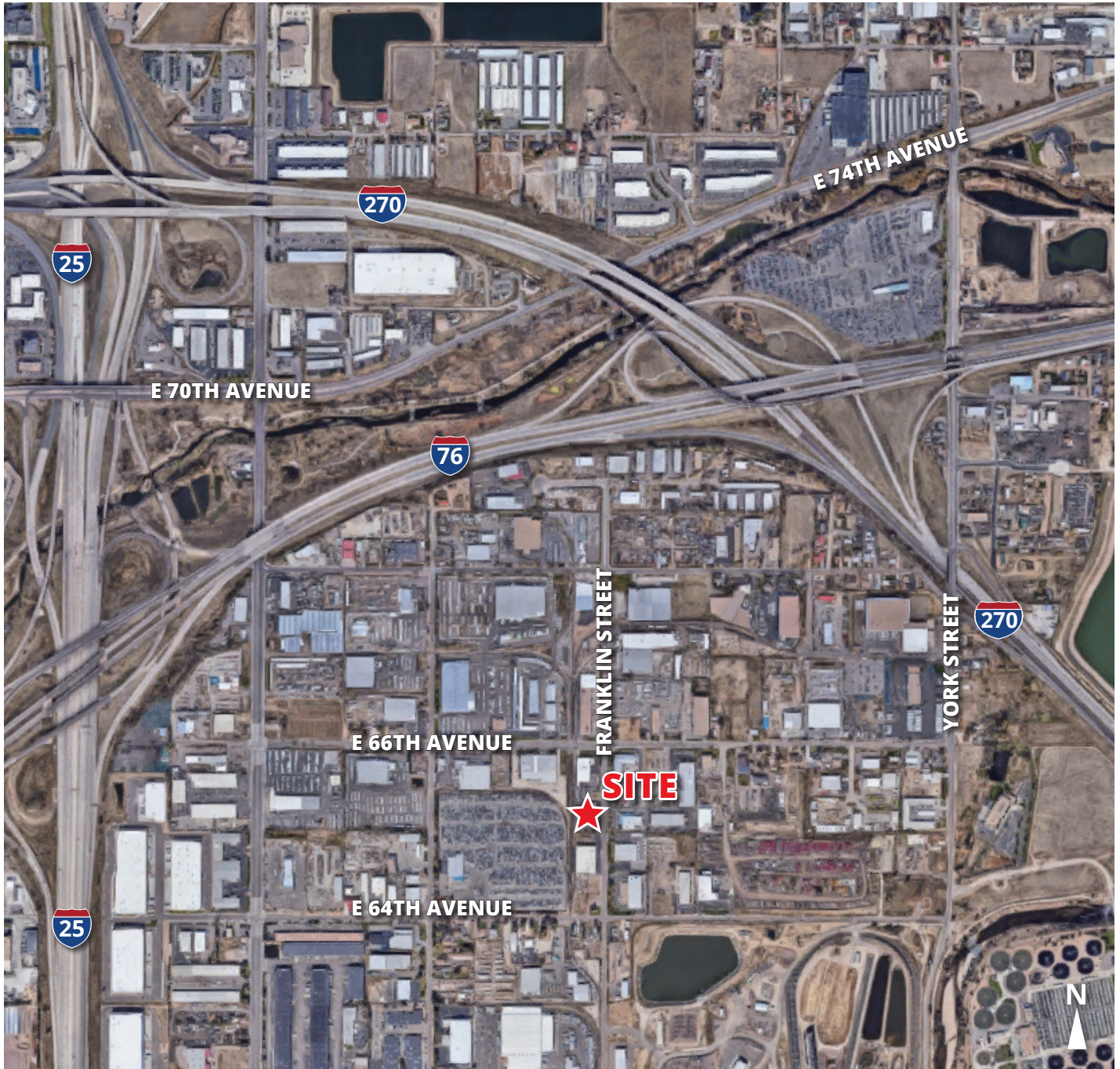
INTERIOR PHOTOS



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