



INDUSTRIAL WAREHOUSE/DISTRIBUTION/SHOWROOM SANTA FE FRONTAGE • CENTRAL DENVER • FENCED YARD

BUILDING SIZE: 33,831 SF

LOT SIZE: 1.34 ACRES

PROPERTY HIGHLIGHTS

- Freestanding Building
- Santa Fe Frontage
- Extremely Central Location
- Fenced yard/Loading
- 5-Ton Crane
- Skylights
- Easy access to I-25
- One Block from Brewery Bar II
- **Located within an Enterprise Zone**



LEASE RATE:
\$9.95/NNN
NEW! \$7.95NNN

Russell Gruber

Industrial Specialist / Owner

Cell: 720-490-1442

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70 SANTA FE DRIVE

DENVER, COLORADO

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

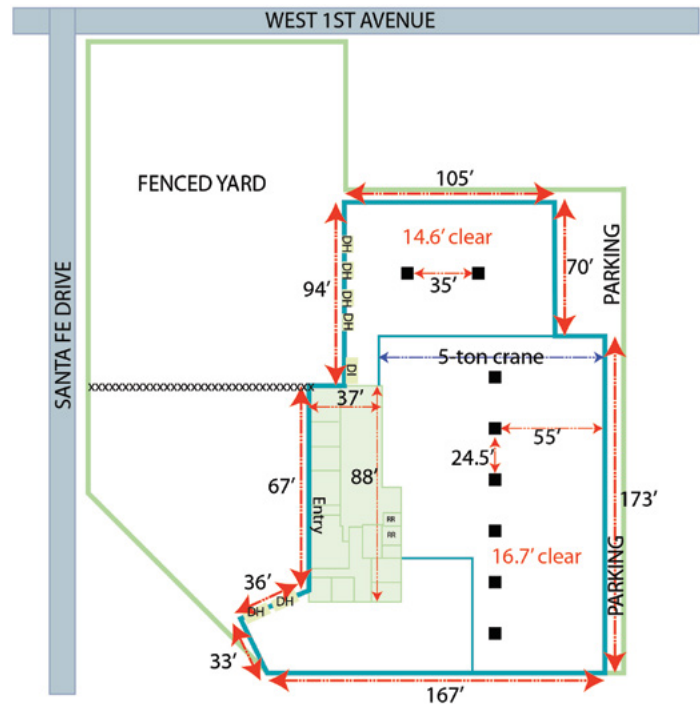
PROPERTY DETAILS

- **Building Size:** 33,831 SF
- **Office:** 2,500+/- SF
- **Lot Size:** 1.34 Acres (58,213 SF)
- **Lease Rate:** \$7.95 NNN
- **NNN estimate:** \$4.50/SF
- **Clear Height:** 14.6'-16.7'
- **Loading:** One (1) 12' x 14' Grade Level Door and six (6) Dock-high Doors
- **Taxes:** \$111,474.46 (2024)
- **Electrical Power:** 120/240V, 3-phase (TBV)
- **Cooling:** Air-conditioned Offices
- **Heat:** Gas-forced Air Heat
- **Sprinklered:** Yes
- **Zoning:** IMX-5, Denver County
- **YOC:** 1972/1974 with later additions

AERIAL



FLOOR PLAN



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