

**8950 FEDERAL BLVD**

FEDERAL HEIGHTS, COLORADO

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



**FOR SALE**

## Freestanding Industrial Building with Large Fenced Paved Yard | \$1,350,000.00

**BUILDING SIZE: 4,200 SF**

### PROPERTY HIGHLIGHTS

- Large fenced paved site (.82 acres)
- Frontage on Federal Blvd
- Clear Span building
- Fully sprinklered building
- Oversized loading doors
- 3 restrooms
- Floor drains
- Exhaust fans
- Located within an Enterprise zone
- HUB Zone qualified location



**Russell Gruber**

*Industrial Specialist / Owner*

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**Gruber**

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## PROPERTY DETAILS

- **Building Size:** 4,200/SF
- **Site Size:** .82 acres
- **Office Size:** 1,200/SF +/-
- **YOC:** 1985
- **Zoning:** C-1  
Commerical District
- **County:** Adams
- **City:** Federal Heights
- **Property Taxes (2021):**  
\$14,747.14
- **Clear Height:** 15'-16'
- **Loading:** 6 drive in doors all  
14' tall by 12'ft wide
- **Heat:** Radiant in warehouse/  
forced air in office
- **Sprinkler:** Yes
- **Power:** Single phase

## FLOOR PLAN



## AERIAL VIEW



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