8950 FEDERAL BLVD

FEDERAL HEIGHTS, COLORADO

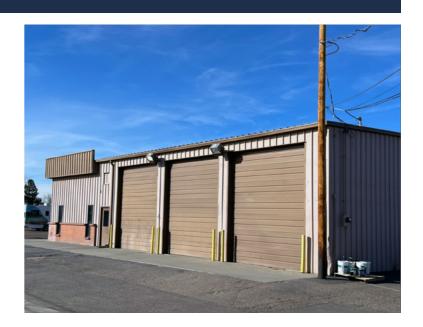


Freestanding Industrial Building with Large Fenced Paved Yard | \$1,350,000.00

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

Cell: 720-490-1442 russell@grubercre.com



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

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'ft

• 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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