

CENTRAL
OFFICE/
WAREHOUSE
FOR SALE

1955 SOUTH QUINCE

DENVER, COLORADO 80231



FOR MORE
INFORMATION
PLEASE CONTACT

Murray Platt, SIOR

720.528.6413

murray.platt@cbre.com

www.cbre.com/murray.platt

Paul Kluck, SIOR

720.528.6405

paul.kluck@cbre.com

www.cbre.com/paul.kluck

CBRE, Inc. | 8390 E. Crescent Parkway | Suite 300 | Greenwood Village, CO 80111 | www.cbre.com/denver

© 2013 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. 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. Photos herein are the property of their respective owners and use of these images without the express written content of the owner is prohibited.

CBRE

CENTRAL OFFICE/
WAREHOUSE
FOR SALE

1955 SOUTH QUINCE

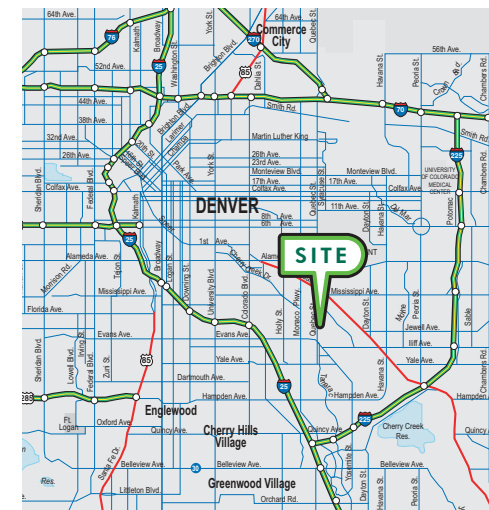
DENVER, COLORADO 80231



CENTRAL OFFICE/ WAREHOUSE
BUILDING ON 1.92 ACRES

100% HVAC

LOCATION MAP



FOR MORE
INFORMATION
PLEASE CONTACT

AVAILABLE:	42,392 SF
LAND AVAILABLE:	1.92 Acres
OFFICE AREA:	±34,824 SF (7,347 SF on 2nd floor)
LOADING:	1 - dock
ELECTRICAL:	1200 amps, 208/120 volt, 3 phase (to be verified by an electrician)
YEAR BUILT:	1973, expanded 1984 and 1993
ZONING:	I-1, Denver
SPRINKLERED:	Yes
PARKING:	47 spaces
REAL ESTATE TAXES:	\$47,866.66 (2012)
REDUCED SALE PRICE:	\$3,180,000.00 (\$75.00/SF) \$2,750,000.00 (\$64.87/SF)

COMMENTS

- :: Excellent central location
- :: Additional ground can be made available
- :: Great for schools, churches, back office
- :: Any use having a large parking requirement
- :: Elevator access to 2nd floor

Murray Platt, SIOR

720.528.6413

murray.platt@cbre.com

www.cbre.com/murray.platt

Paul Kluck, SIOR

720.528.6405

paul.kluck@cbre.com

www.cbre.com/paul.kluck

CBRE



1955 SOUTH QUINCE

DENVER, COLORADO 80231

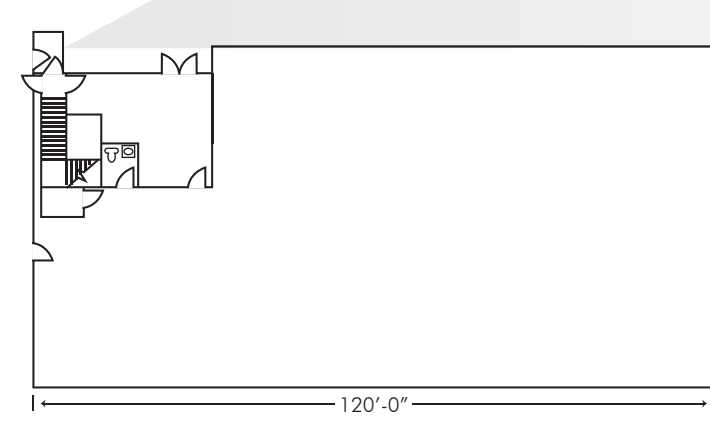
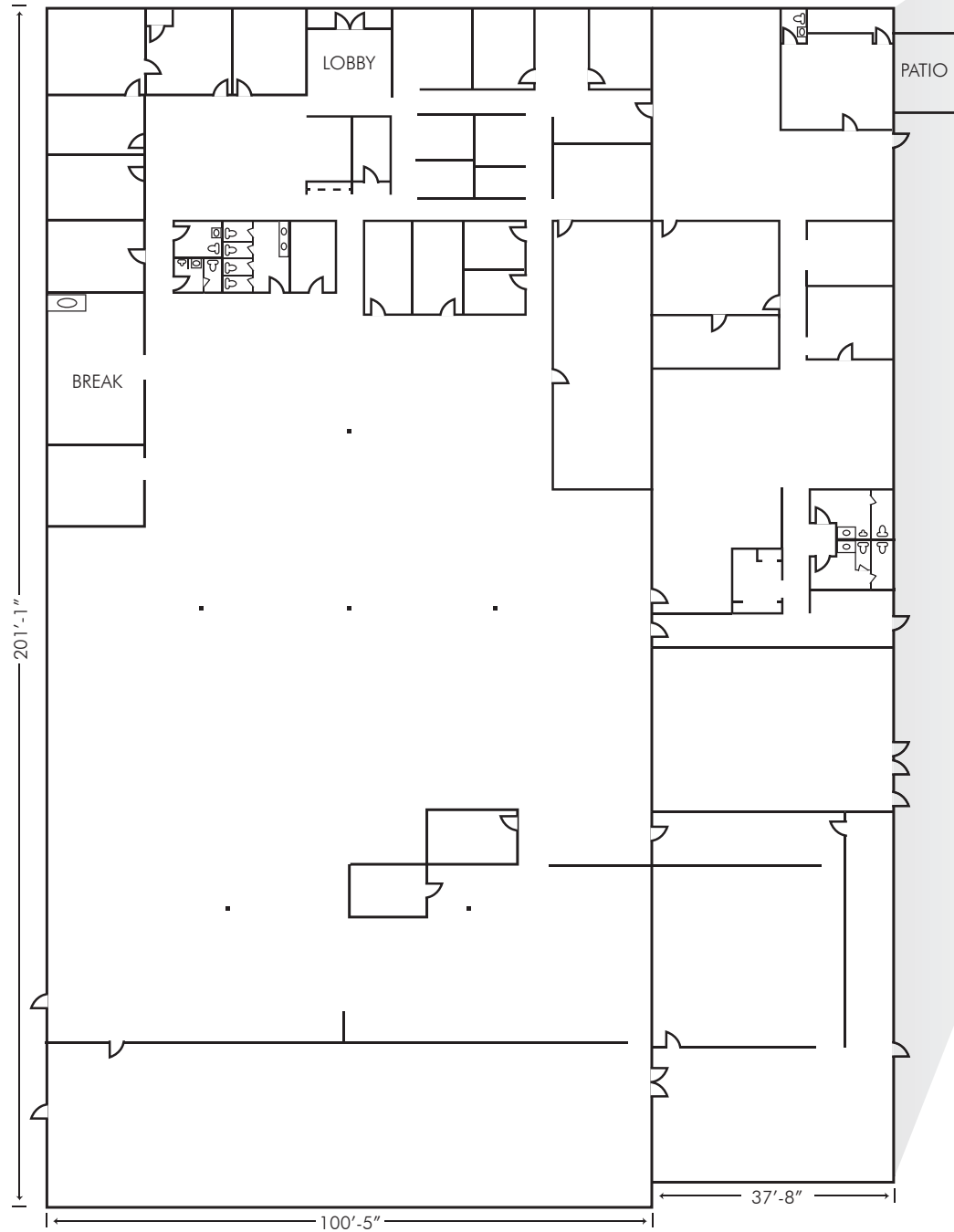
BUILDING FEATURES

:: Central office / warehouse building on 1.92 acres

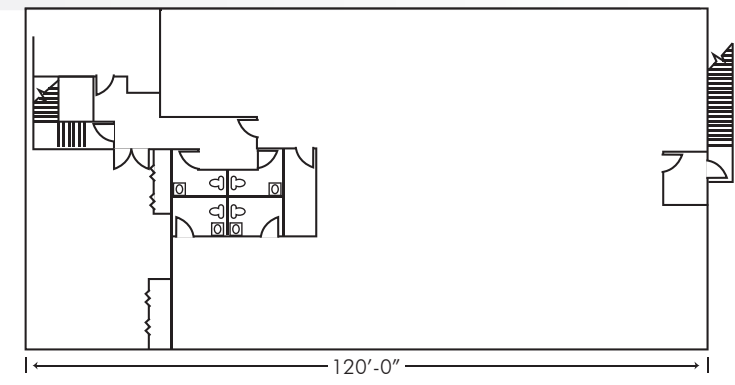
:: 100% HVAC

:: 47 parking spaces

BUILDING PLANS



MAIN
FLOOR PLAN



SECOND
FLOOR PLAN