

Industrial Building For Sale or Lease

601 West 50th Avenue

Denver, Colorado 80216



GRUBB & ELLIS
From Insight to Results

Transaction Services Group

Available Immediately!



**62,540 SF for Lease or
102,540 SF for Sale**



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Denver, Colorado 80216

Building Specifications

Building Address	601 West 50th Avenue Denver, Colorado 80216
City/County	Denver
Building Size	+102,540 SF
Lot Size	3.53 Acres
Ceiling Clearance	22'
Zoning	I-2
Loading	1 drive-in door 10 dock-high doors (with levelers and lights)
Rail	3 doors, BNSF
Electrical	Heavy
Column Spacing	38' x 44' and 44' x 44'
Construction	Twin-T concrete and brick
Sprinklered	Yes (upgraded)
Taxes	\$68,436,30 (2008)
Year Built	1977
Sale Price	\$3,350,000

Availability

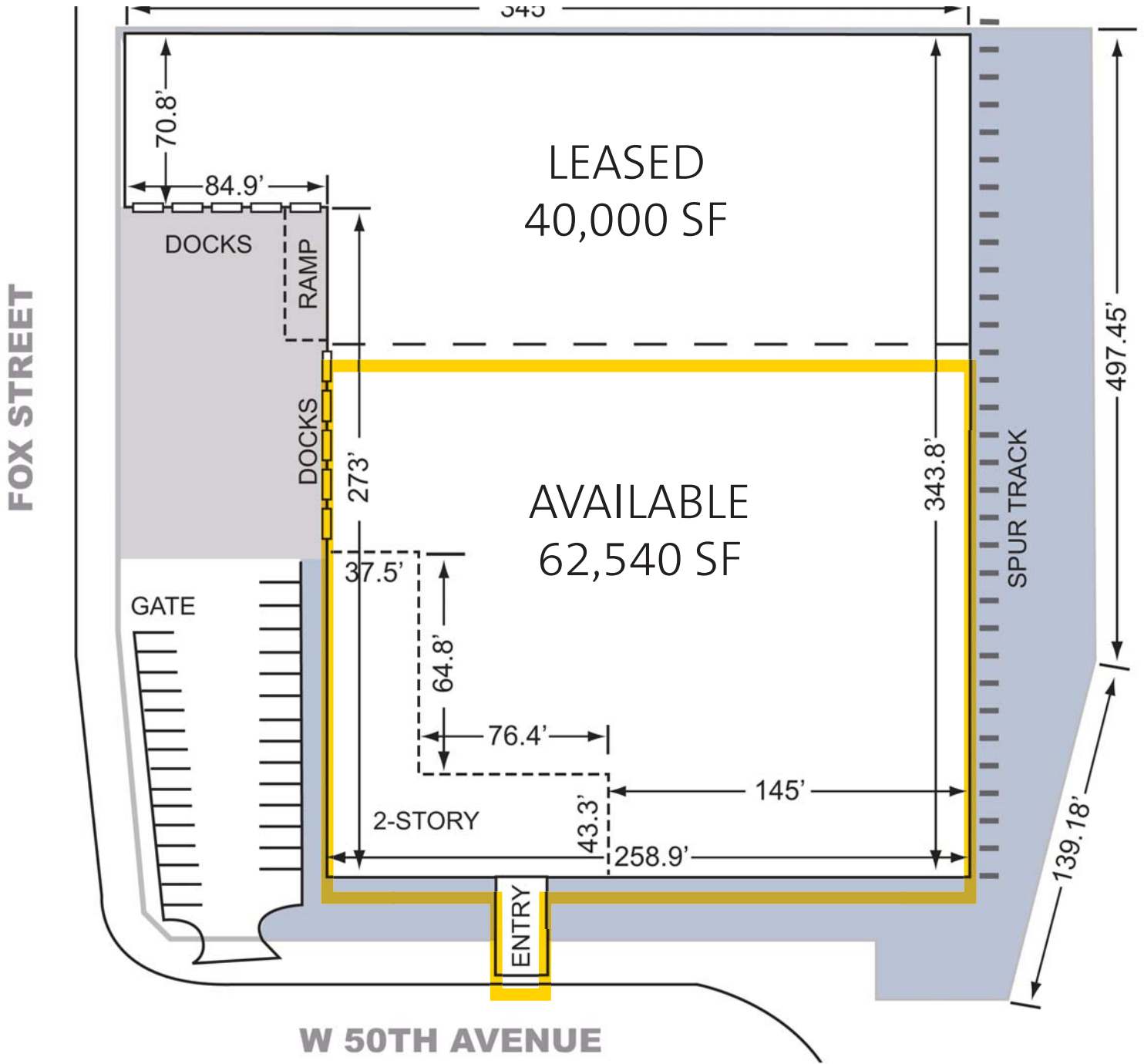
Available SF	62,540 SF
Office Size	10,318 SF (2 stories)
Lease Rate	\$3.80 NNN
Loading	5 docks

Building Amenities

- Structural mezzanine with rest rooms and break room
- Warehouse walls and ceiling recently painted
- Excellent central location
- Low operating expenses
- Located within Enterprise Zone



Building Floorplan



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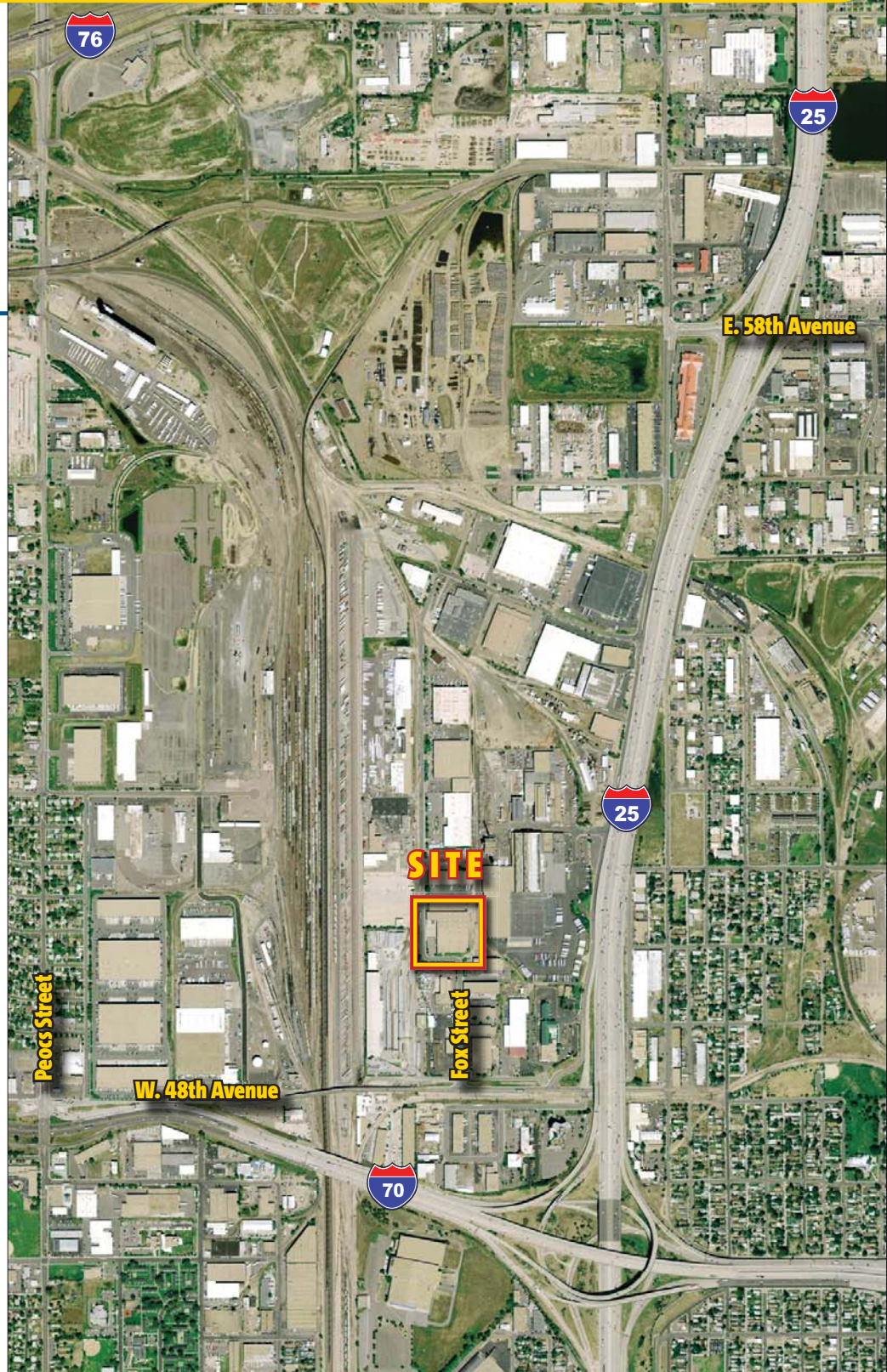
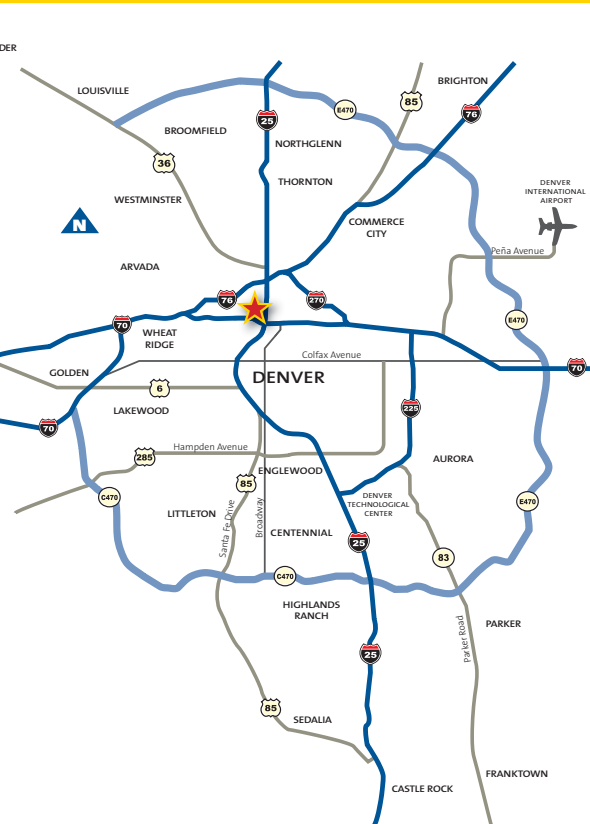
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