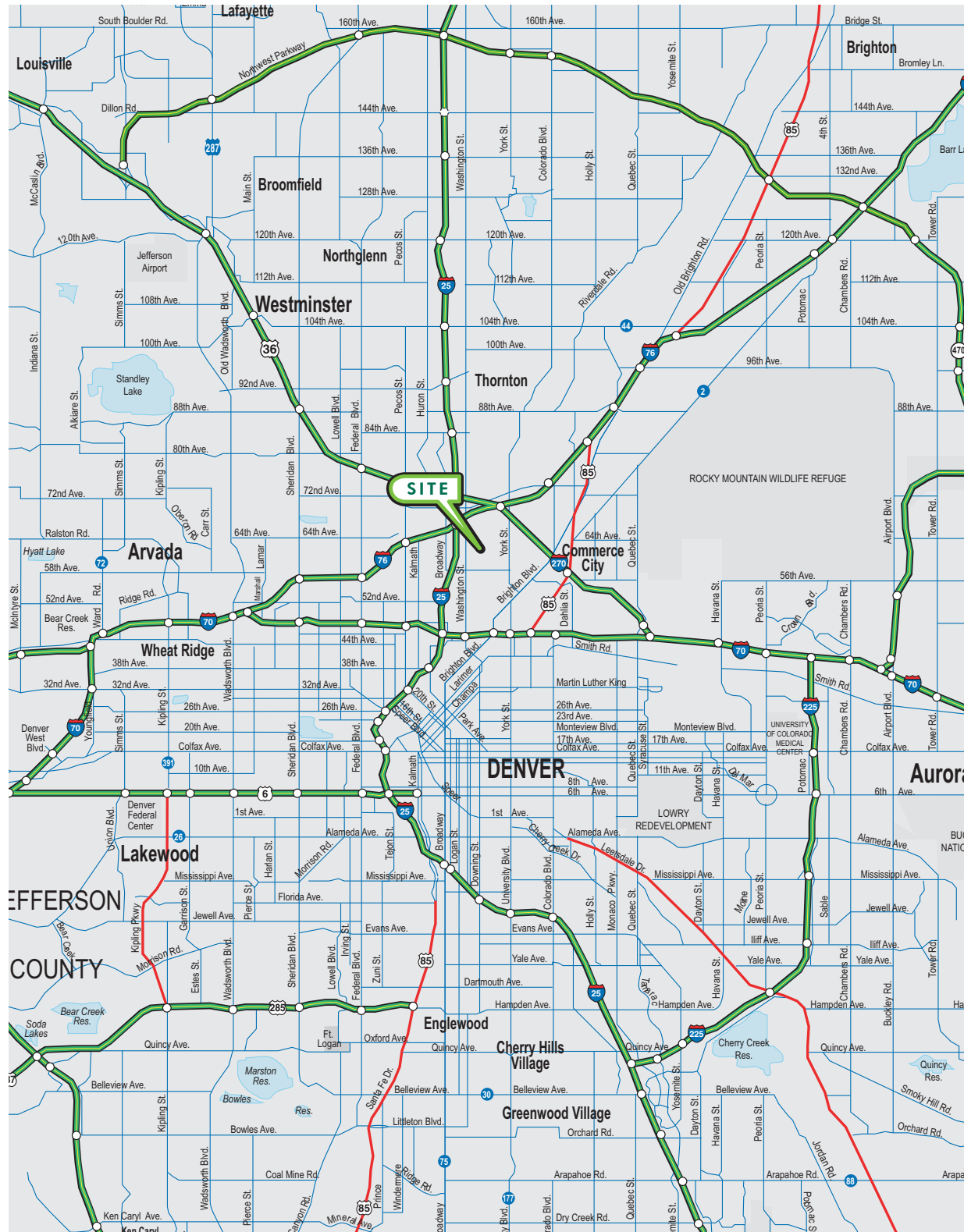


RARE
CENTRAL
OPPORTUNITY

5775 FRANKLIN STREET

DENVER, COLORADO



FOR MORE
INFORMATION
PLEASE CONTACT

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LOCATION:	5775 Franklin Street Denver, CO
SITE SIZE:	10.79 acres
BUILDING SIZE:	14,400 sq. ft. warehouse 2,832 sq. ft. machine shop
SALE PRICE:	\$3,250,000
LEASE RATE:	\$15,000/month NNN
ZONING:	I-2, Adams County
POWER:	2,500 AMP, 480 volt - available at additional cost

FEATURES:

- Central Denver location
- Clear span metal building
- Zoning allows for outside storage
- Easy highway access
- 58th Avenue exposure



