

# 2031 Bryant Street

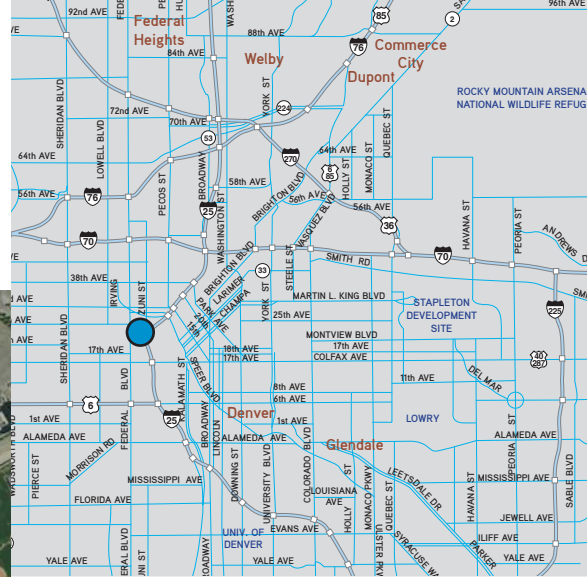
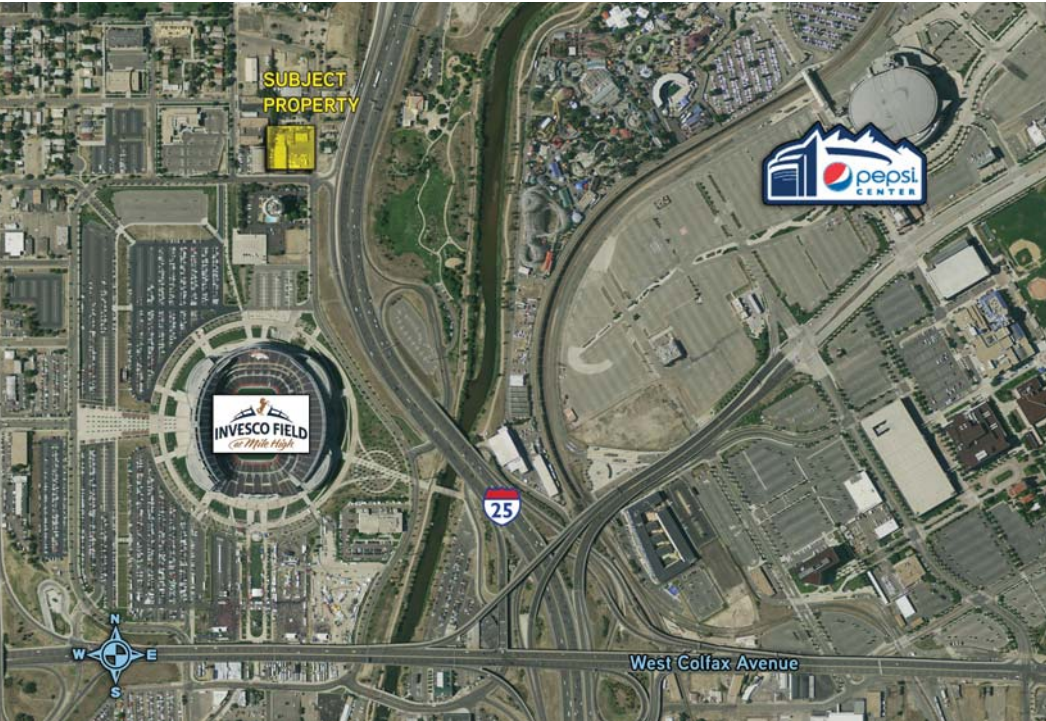
DENVER, CO 80211



## Building Amenities

- > Site Size: 41,818 SF (0.96 Acres)
- > Building Size: 19,907 SF
- > Office: Approximately 4,800 SF
- > Structure: Concrete and Brick
- > YOC: 1964
- > Clear Height: 10'-18'
- > Parking: Ample
- > Power: TBD
- > Loading: Two (2) Dock High and Three (3) Drive-In's
- > Zoning: I-1
- > Taxes: \$28,306.50 (2010 payable 2011)
- > Lease Rate: \$5.00/SF NNN
- > Sale Price: Negotiable
- > Sprinkler: None
- > I-25 Signage
- > Additional Income from Sports/Event Parking
- > Redevelopment Opportunity
- > Secured Fenced Yard
- > Immediate Access to I-25 and Downtown
- > Billboard Sign Available

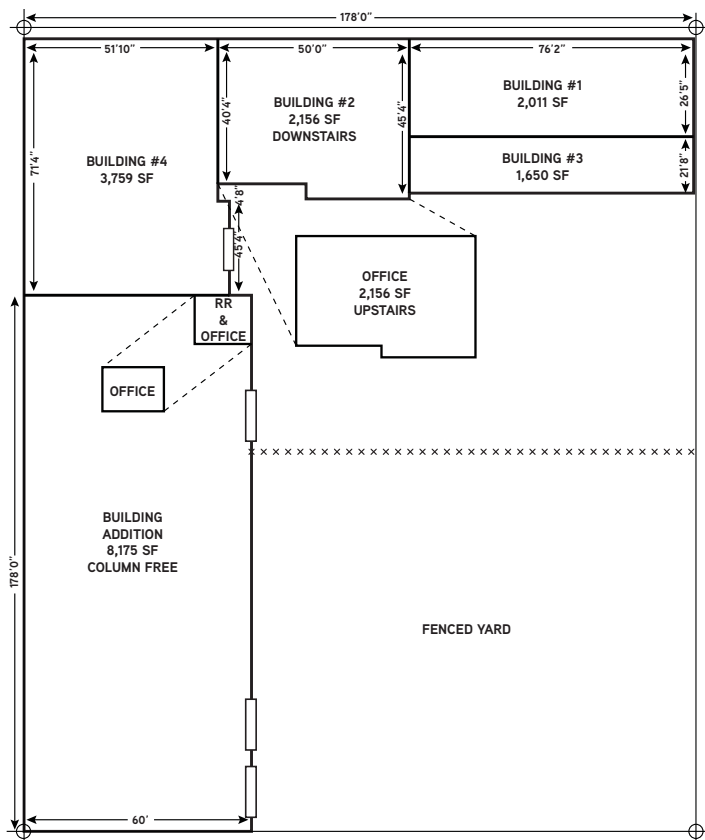
# 2031 Bryant Street > Aerial and Site Plan



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