



Industrial Warehouse + Office w/Yard

Lease Rate: \$10.00/SF NNN

Property Features:

Property Type:	Industrial
Construction Type:	Masonry
Year of Construction:	1966
Leasable SF:	10,600 (County)
Lot Size:	25,019 SF (County)
Zoning:	G-MX-3, OU-2
Property Taxes:	\$28,800

Property/Area Details:

- Industrial Warehouse + Office with Yard in excellent central location near Osage and Colfax with immediate access to I-25 North & South
- Loading available on 13th Avenue and Osage Street
- Excellent loading, access and yard space which accommodates outdoor storage
- Heat available in warehouse in 13th Avenue
- Zoning accommodates a wide range of light industrial, flex, & mixed-uses
- Close proximity to Auraria and 10th and Osage Light Rail Stations

For more information, please contact:

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