

FOR SALE OR LEASE

FREESTANDING BUILDING

3825

NEWPORT STREET

Denver, CO

PRICE REDUCED!



BUILDING FEATURES

- + Excellent location
- + 95% temperature controlled
- + 2000 amps power (to be verified by an electrician)
- + I-MX-3 zoning allows for wide range of uses

BUILDING SIZE:	8,800 SF
SITE SIZE:	Approx. 0.41 acres
YEAR BUILT:	1954
RE TAXES:	\$16,378.17 (2018)
LOADING:	1 drive-in door (1 more possible)
REDUCED SALE PRICE:	\$1,595,000 (\$181.25/SF) \$1,672,000 (\$190.00/SF)
LEASE RATE:	\$10.00/SF NNN
EXPENSES:	\$2.75/SF NNN
ZONING:	I-MX-3



CONTACT US

MURRAY PLATT, SIOR

First Vice President
+1 720 528 6413
murray.platt@cbre.com

DANIEL CLOSE

First Vice President
+1 720 528 6342
daniel.close@cbre.com

www.cbre.us/colorado

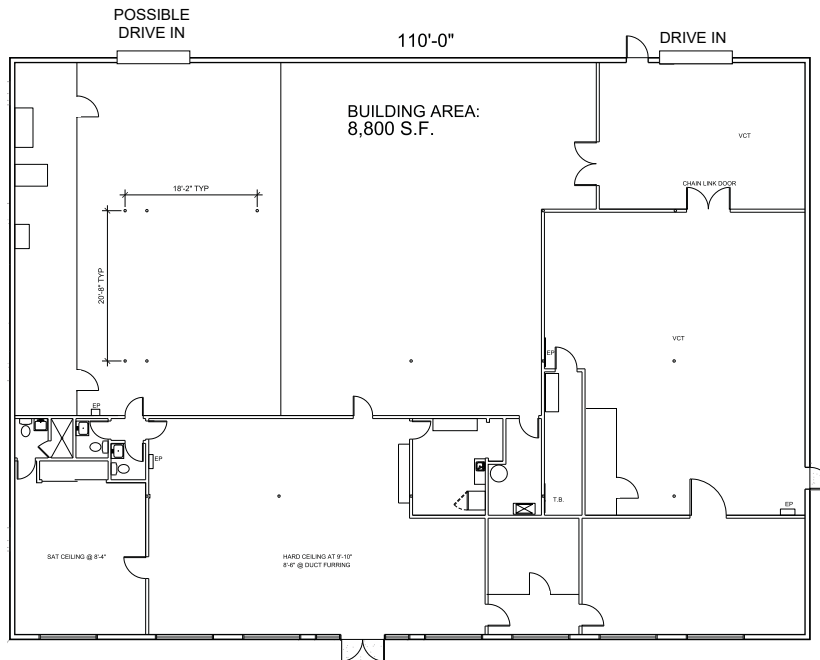
CBRE

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SITE DETAIL



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