

WAREHOUSE
AND OFFICE
FOR SALE OR LEASE

1415 E. 58TH AVENUE

:: DENVER, COLORADO 80216

PRICE REDUCED
MOTIVATED SELLER!

ENTIRE PROPERTY AVAILABLE
FOR SALE OR LEASE

EXCELLENT CENTRAL LOCATION IN
UNINCORPORATED
ADAMS COUNTY

LOCATION MAP



AVAILABLE:	12,568 SF
LAND AREA:	1.67 acres
LOADING:	(2) 10' x 8' docks (1) 10' x 8' drive in with large dock platform (1) 12' x 12' drive in
COUNTY:	Unincorporated Adams
PARKING:	Ample
YOC:	1977
ZONING:	I-1
CONSTRUCTION:	Concrete block
ELECTRICAL:	400 Amp, 3-phase (to be verified by an electrician)
TAXES:	\$15,495.60 (2012)
LEASE RATE:	\$5.50/SF NNN
SALE PRICE:	\$1,050,000 \$850,000

BUILDING HIGHLIGHTS

- :: Fenced yard
- :: Excess land for parking/storage
- :: Immediate access to I-25 with E. 58th Avenue signage and exposure
- :: Potential commissary space available

FOR MORE
INFORMATION
PLEASE CONTACT:

Jeremy Kroner

Senior Associate

720.528.6455

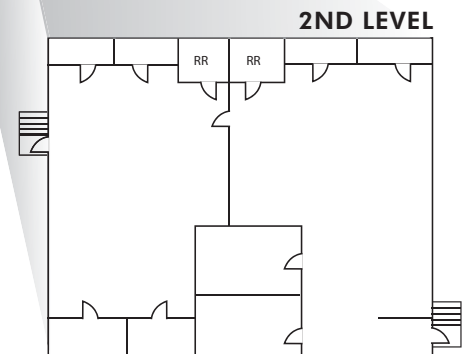
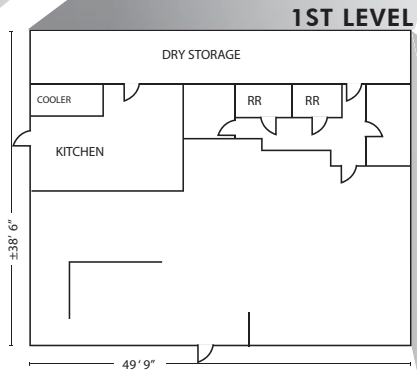
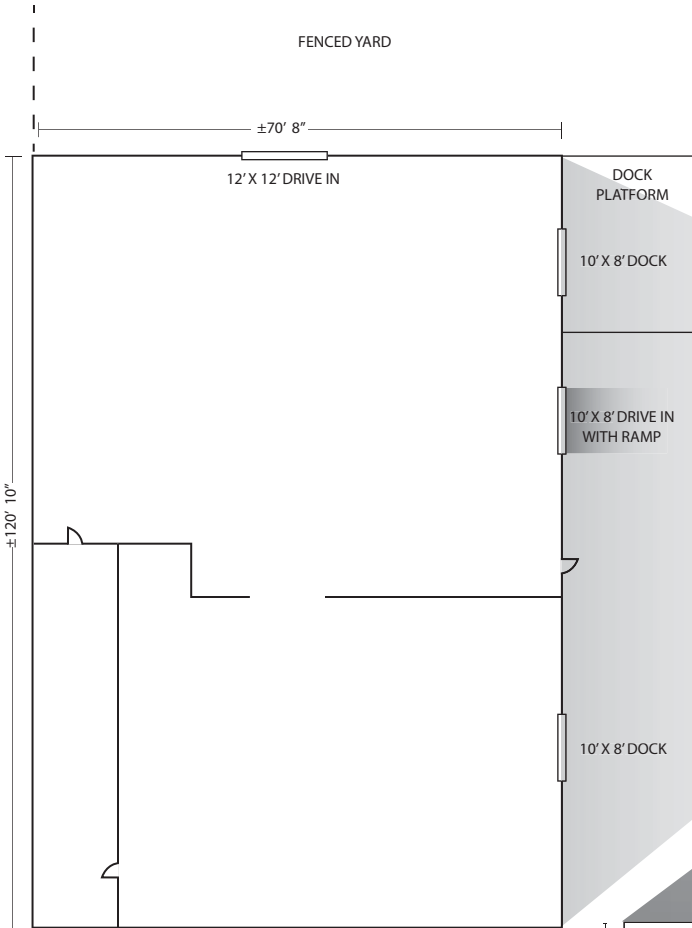
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CBRE

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