

INDUSTRIAL
FOR SALE

1400 WEST 3RD AVENUE

:: DENVER, COLORADO 80223

114,928 SF AVAILABLE

DENVER ENTERPRISE ZONE

EXCELLENT CENTRAL
LOCATION

QUALITY ASSET WITH
GOOD ACCESS



AVAILABLE: 114,928 SF available for sale
49,928-69,928 SF available to be occupied

BUILD-OUT: ±15,974 SF of office / showroom

SITE SIZE: 2.75 acres

YEAR BUILT: 1951

CLEARANCE HEIGHT: 16'-20'

ROOF: New

LOADING: Dock high and drive-in loading

CITY/COUNTY: Denver / Denver

ZONING: I-A, Light Industrial District

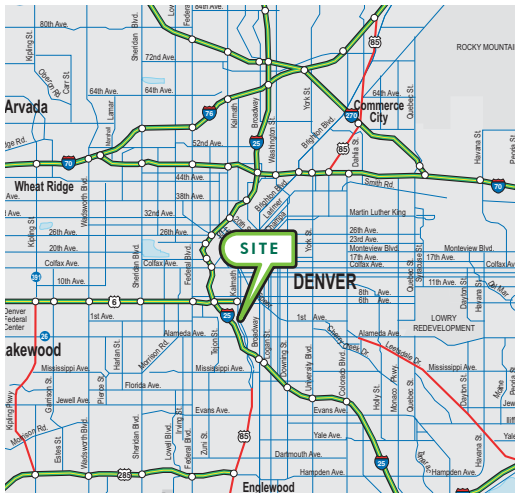
TAXES: \$111,738.77 (2012)

PRICE: \$6,295,000 (\$54.78/SF)

INCOME IN PLACE:

- :: 45,000 SF with 6,854 SF office
- :: Expires 5/31/2021
- :: \$2.70/SF with \$0.25 annual escalations

LOCATION MAP



FOR MORE
INFORMATION
PLEASE
CONTACT

Tyler Carner
Vice President
720.528.6397
tyler.carner@cbre.com

Mike Camp
Senior Vice President
720.528.6313
mike.camp@cbre.com



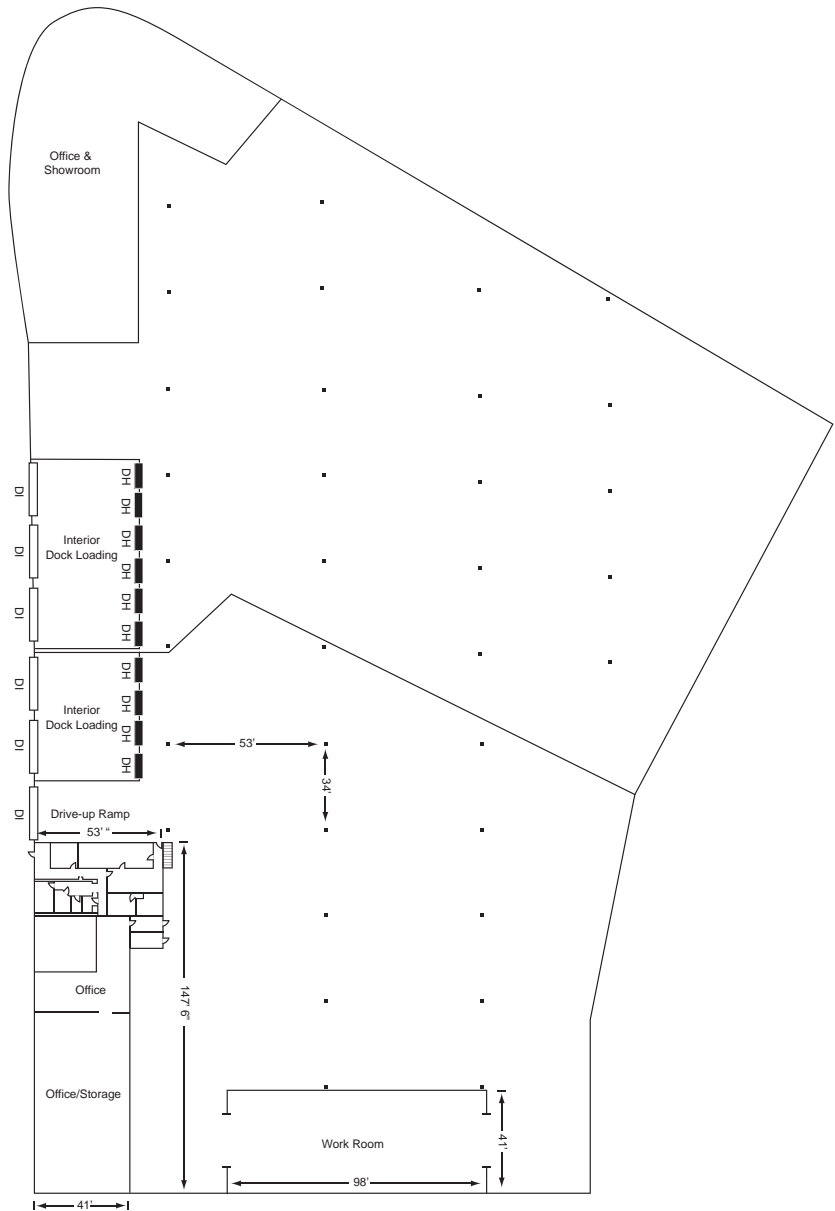
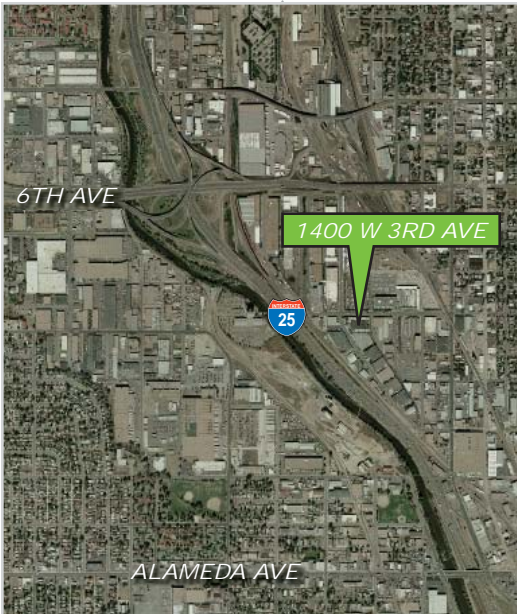
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**BUILDING AND
OFFICE PLAN**

**LOCATION
AERIAL**



**all measurements
are approximate,
plan not to scale*

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CB Richard Ellis | 8390 E. Crescent Parkway | Suite 300 | Greenwood Village, CO 80111 | www.cbre.com/denver

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