

INDUSTRIAL
FOR SALE

621 SOUTH JASON STREET

:: DENVER, COLORADO 80223

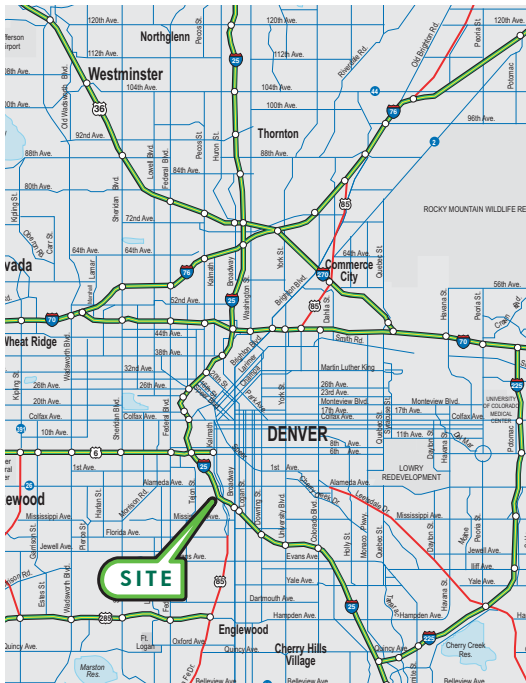
DOCK AND DRIVE-IN
LOADING

DIVISIBLE TO 3
SEPARATE UNITS

LARGE SHOWROOM



LOCATION MAP



AVAILABLE:	±18,695 SF
LOT SIZE:	.88 Acres (38,333 SF)
OFFICE AREA:	±2,500 SF
SHOWROOM:	±2,100 SF
LOADING:	3 Drive-in doors 3 Docks
ELECTRICAL:	2 North Units - 125A, 110/208V, single-phase South Unit - 200A, 110/208V, single-phase
CLEARANCE:	12'
YEAR BUILT:	1959
ZONING:	I-A (Denver County)
CITY/COUNTY:	Denver
RE TAXES:	\$25,750.95 (2012)
REDUCED PRICE:	\$1,250,000 (\$66.86/SF) \$1,150,000 (\$61.51/SF)

FOR MORE
INFORMATION
PLEASE
CONTACT

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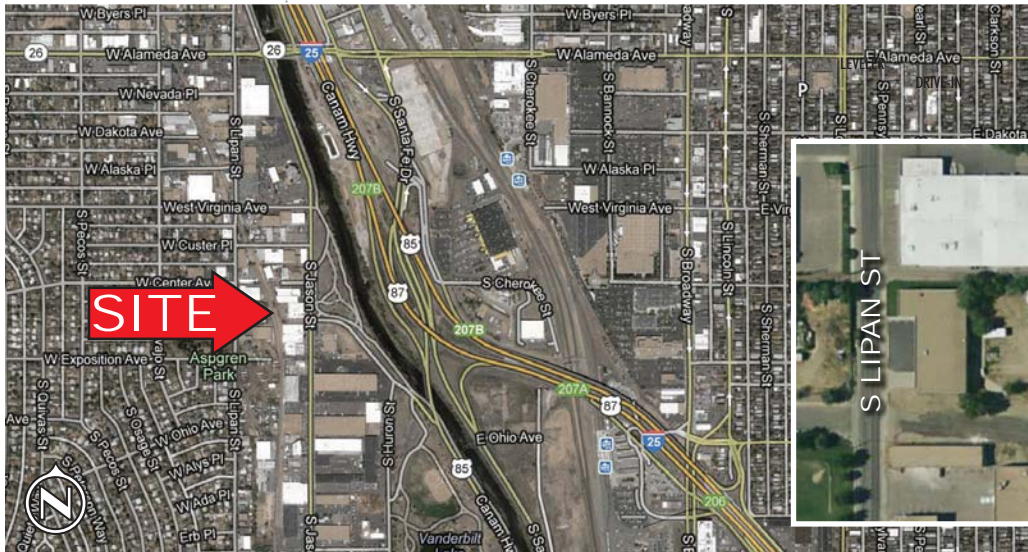
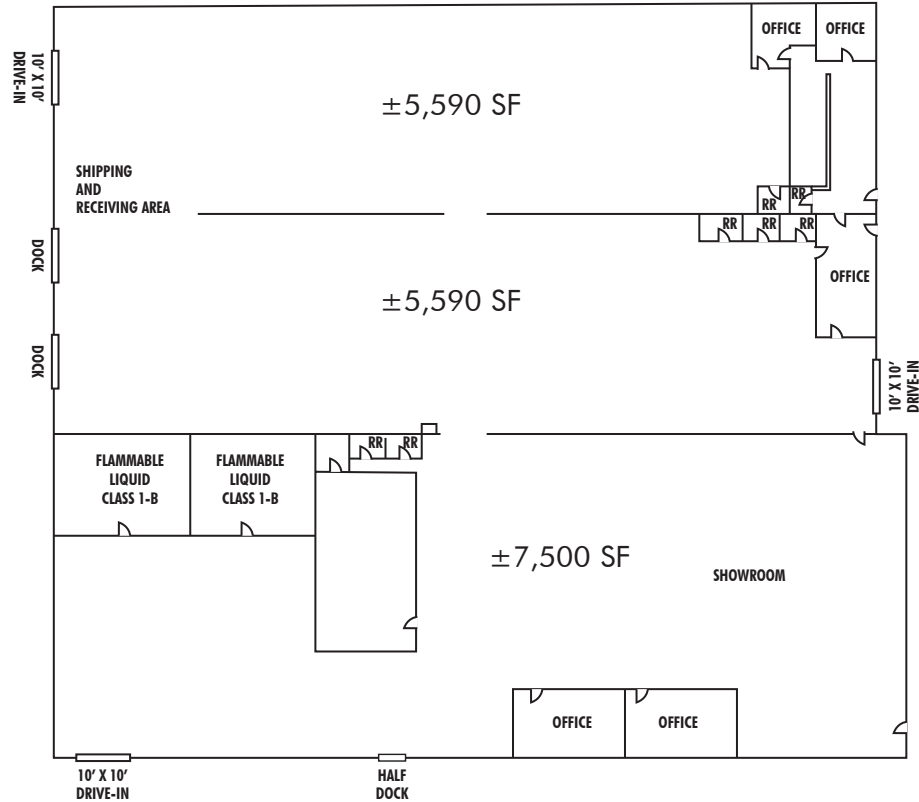
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**BUILDING
FEATURES**

- :: Close proximity to new Alameda interchange
- :: Jason Street visibility
- :: Swamp coolers
- :: Fenced truck court



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