

MICHAEL BLOOM REALTY COMPANY

Commercial Real Estate

3615 Blake Street
Denver, CO 80205-2409
(303) 295-2525 ♦ Fax (303) 298-1919
www.MichaelBloomRealty.com



INDUSTRIAL BUILDING

30,774 - 129,362 SQUARE FEET

FOR LEASE

12950 EAST 38TH AVENUE, DENVER, COLORADO



PROPERTY DESCRIPTION:

LOCATED IN NORTHEAST DENVER; METAL HALIDE LIGHTING; TILT UP CONCRETE CONSTRUCTION BUILT IN 1974; ESRF; MANUFACTURING, SALES, SERVICE, AND DISTRIBUTING; DIVISIBLE.

IMPORTANT FEATURES:

- I-2 ZONED
- 28 DOCK HIGH, DRIVE IN CAPABLE
- 22' CEILING HEIGHT
- 2,500 S/F OFFICE
- HEAVY 3 PHASE ELECTRICAL, 800 AMPS 208 VOLT
- ENTERPRISE ZONE
- NEW ESRF SPRINKLER SYSTEM (250 GPM)
- ASPHALT OVERLAY 2008
- NEW EXTERIOR PAINT & LIGHTING

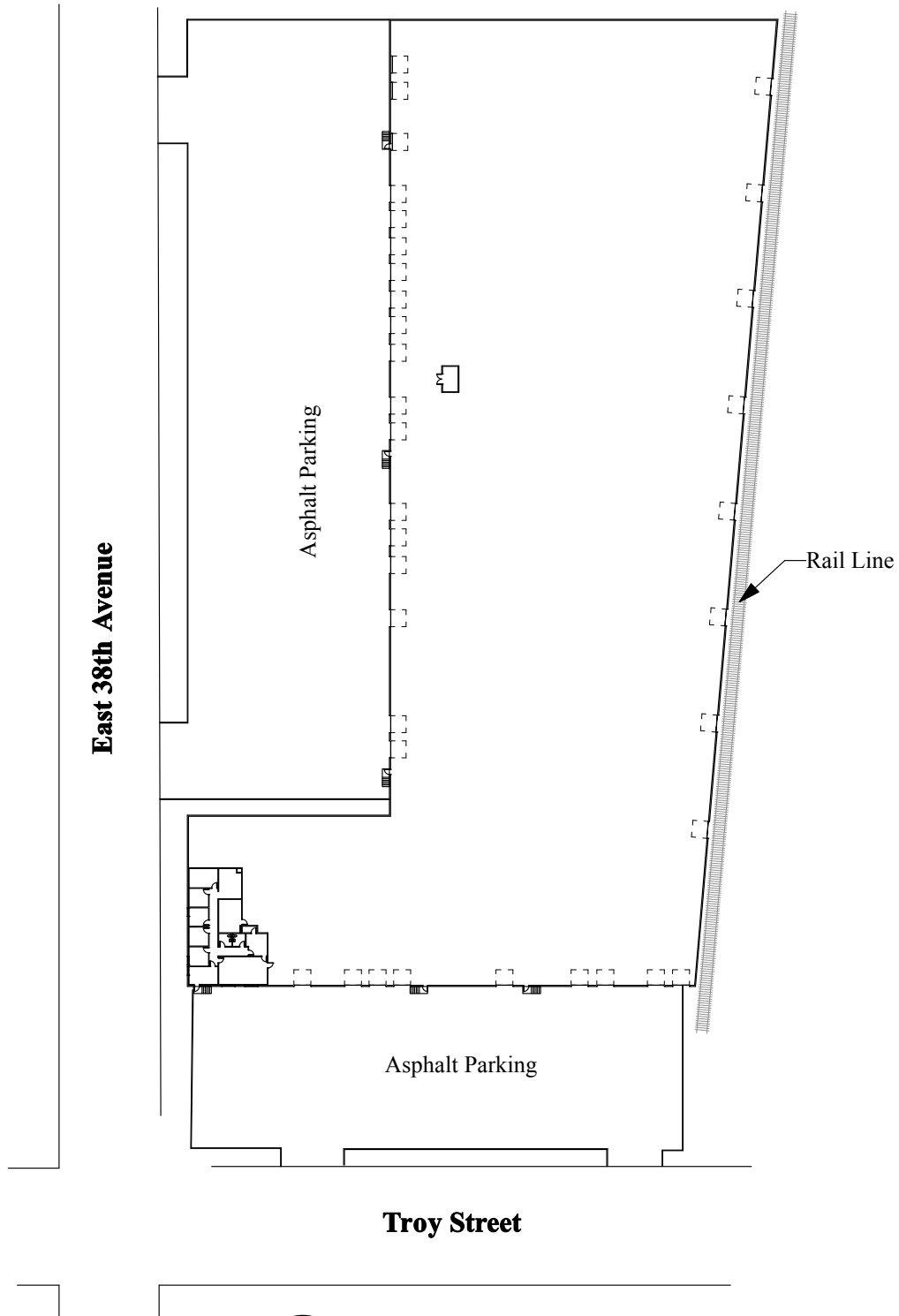
LEASE - \$2.95 PSF NNN





12950 East 38th Avenue

Denver, CO



1

Site Plan

Scale: 1" = 100 ft

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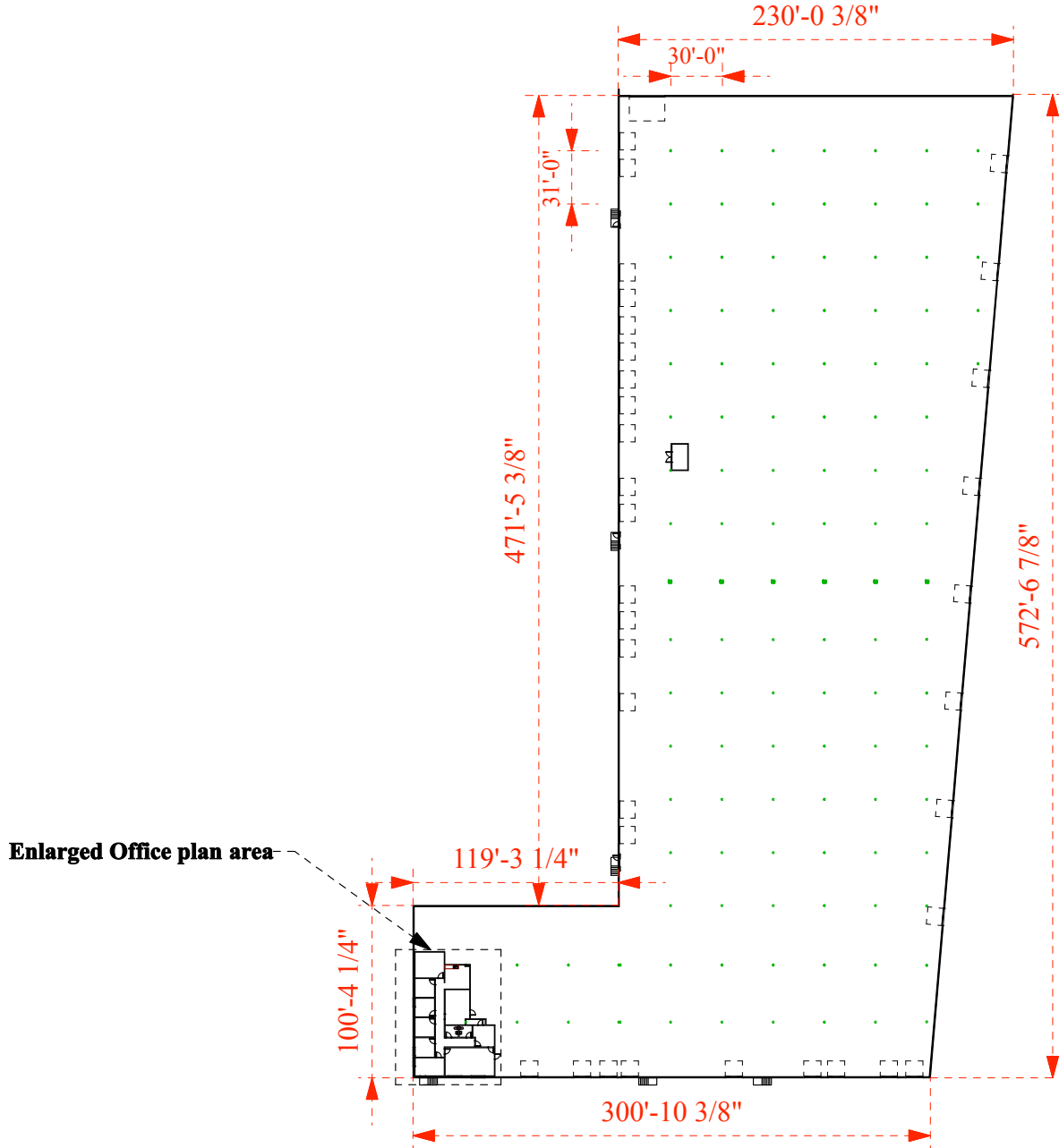
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3/24/09

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2

Warehouse Plan

Scale: 1" = 100 ft

129,362 sf

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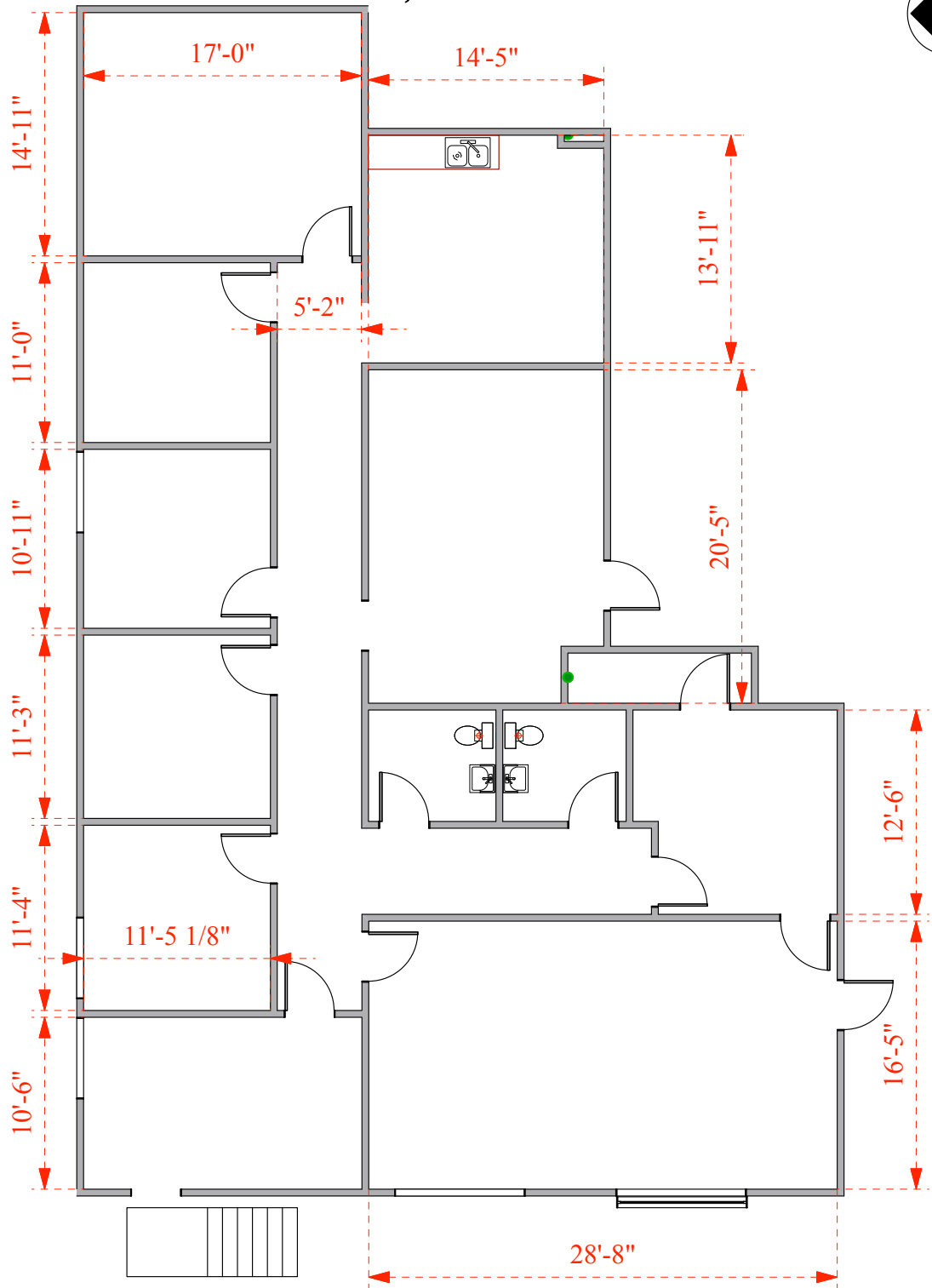
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Clearance Heights
20'10" to bottom of I Beam
19'9" to Sprinler line
20'10" To Conduit

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3

Office Plan 2,730 sf
Scale: 1" = 10 ft

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30,774 SF

28,264 SF WAREHOUSE

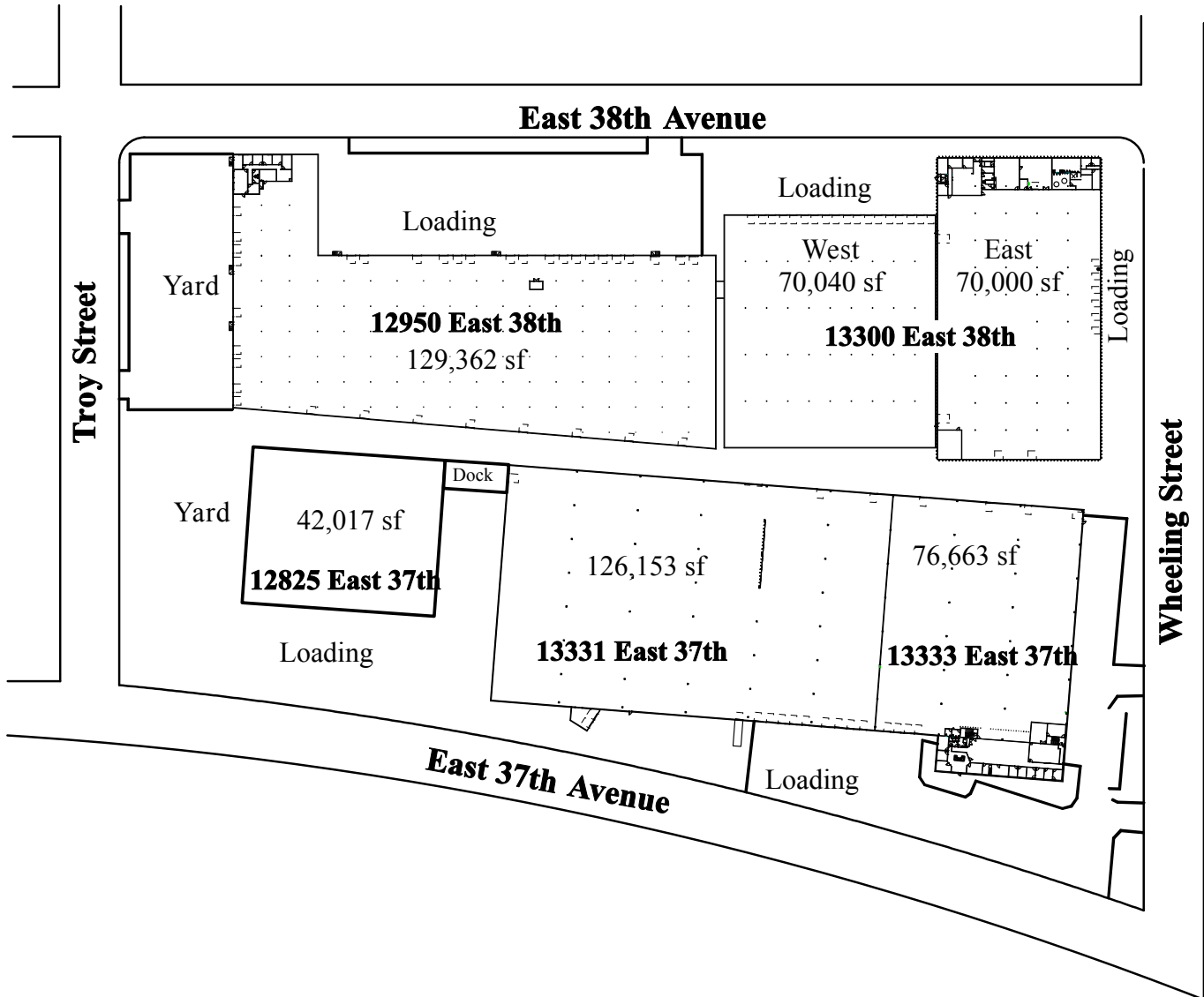
2,510 SF OFFICE

**129,362 SF
TOTAL
(Divisible to 30,774)**

**98,588 SF
OFFICE BTS**

FACTORY PLAN
SCALE 1/8" = 1'-0"
NORTH

East 37th & 38th



1 Site Plan
Scale: 1:2400

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