

## FOR LEASE- Industrial Office/Warehouse

236-240 Wyandot Street, Denver, CO 80223



### PROPERTY OVERVIEW:

City:	Denver
County:	Denver
Zoning:	I-A UO-2
236 SF (Vacant):	7,200 SF
240 SF (Vacant):	7,200 SF
Total Bldg SF:	14,400 SF
Site SF:	25,641 SF
Power:	440A/115V-220V-240V/3P*
YOC:	1961
Ceiling Height:	12'-14'
Drive-in Doors:	2-10'x10' (one in 236)
HVAC:	Roof Compress/GFA Hanging
Taxes:	\$16,338.16 (2009)

*\*to be verified*

### LEASE INFORMATION:

- **7,200 SF – 14,400 SF for lease at \$4.50/SF/Yr + NNN (2010 Est. Exp. \$1.85/SF/Yr)**

### PROPERTY FEATURES:

- Excellent Central Location
- Use one side and lease the other
- Current tenant in place and will negotiate new lease term
- 2 - 10'x10' Drive-in Doors
- 1 Exterior Dock; Accepts 53' trailers
- Great office finish
- Remodeled
- Some Yard space; Approx. 4,800 SF
- Tons of parking on site
- Multiple Restrooms
- Good Image

### EXCLUSIVELY LISTED BY:

**Mark Goodman & Paul Schneider**

1 Broadway, Suite 300A

Denver, CO 80203

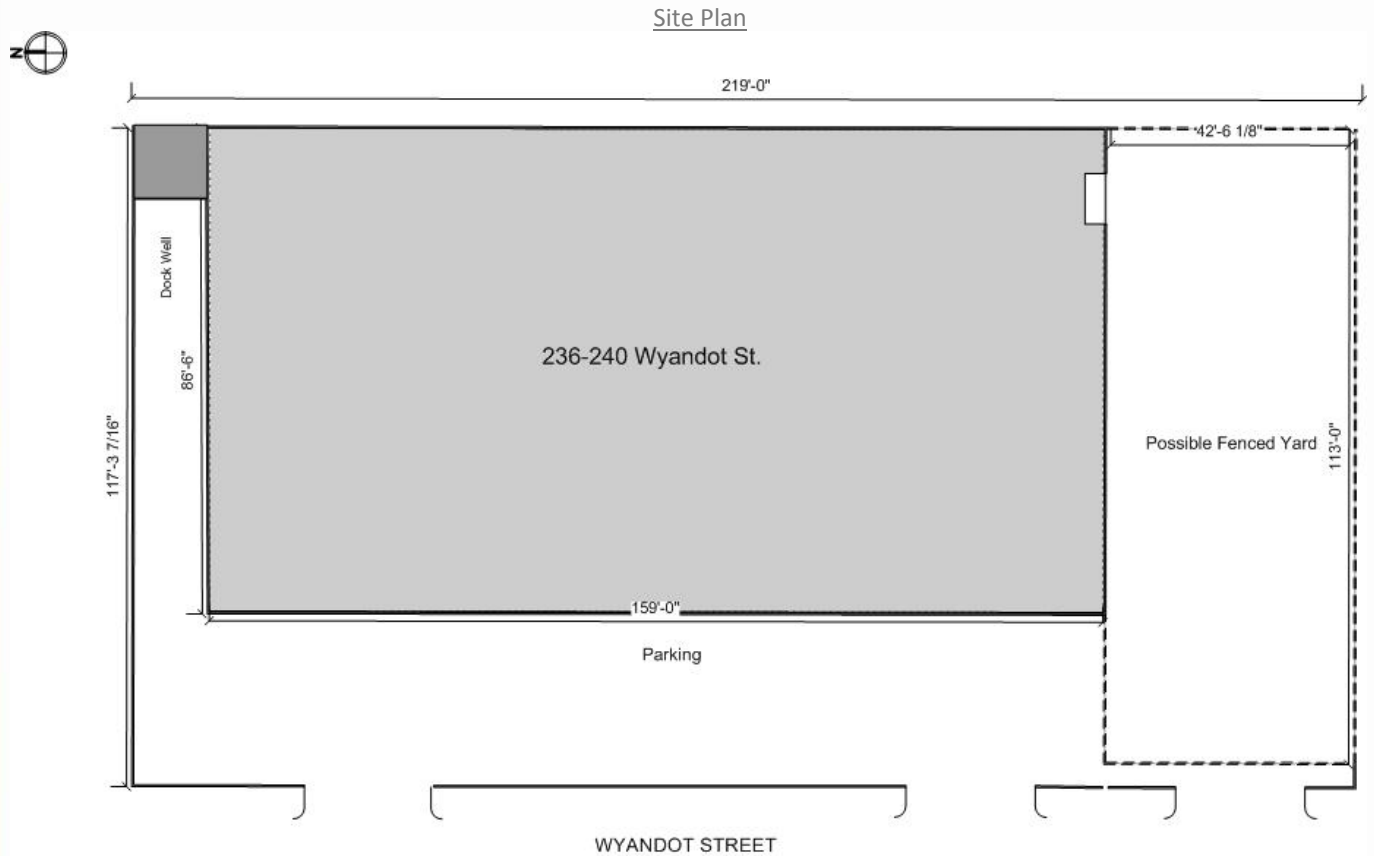
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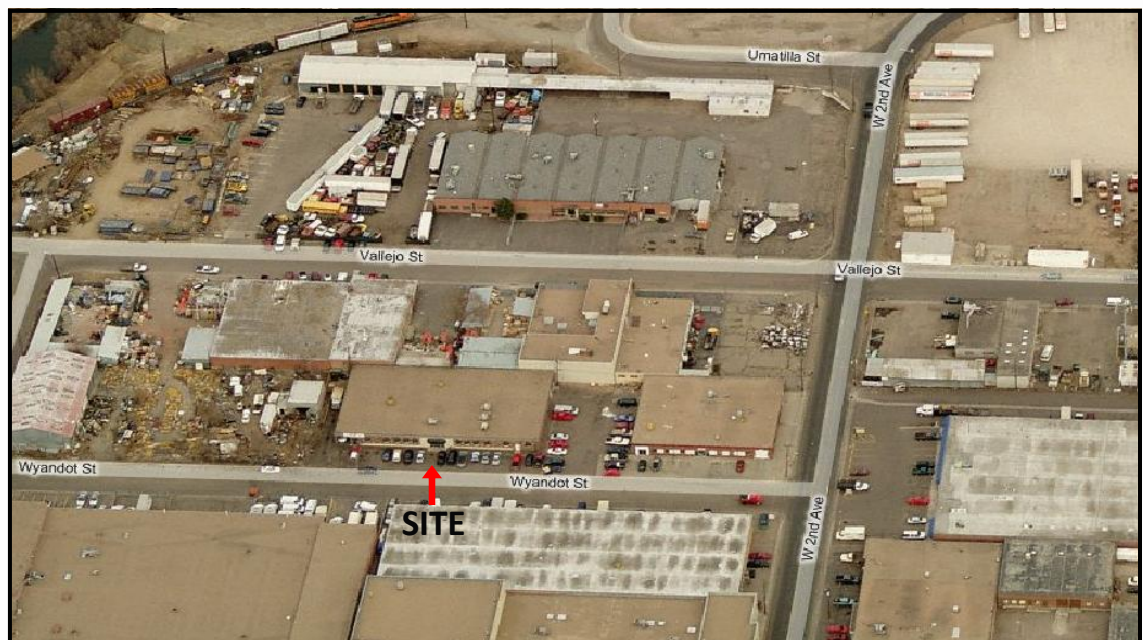
pschneider@pinnaclearea.com

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*\*All measurements are for visualization purposes and are approximate.*

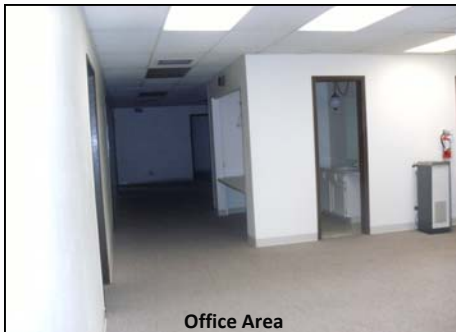
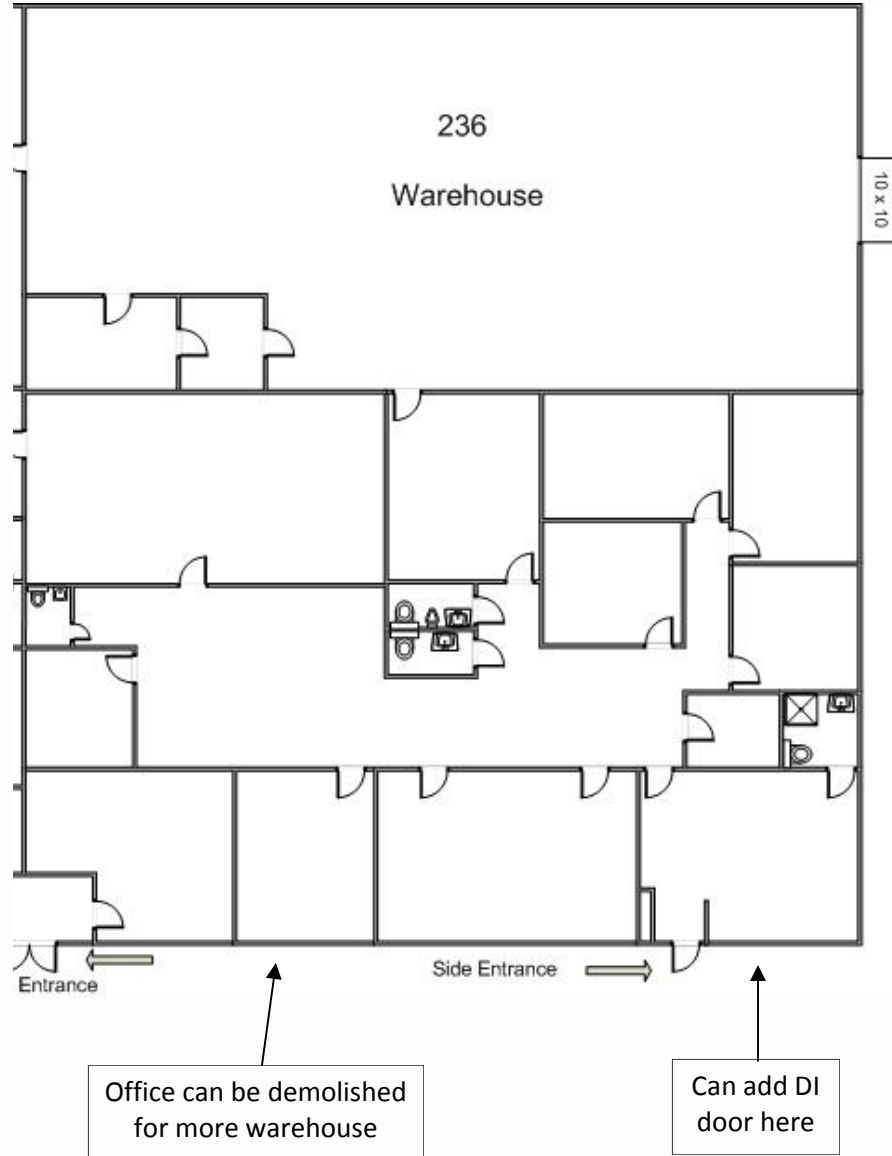
Aerial View



Please note, all information furnished in this presentation regarding this property for sale has been secured from sources we believe to be reliable. However, we accept no responsibility for its correctness and encourage the verification of all numbers prior to making any financial decisions. We owe duties to the seller, which include utmost good faith. We negotiate on behalf of and act as advocate for the seller. Please do not tell us any information that you do not want shared with the seller. You are not legally responsible for our actions. Although we do not represent you, we will disclose to you all adverse material facts about the property actually known to us. We will assist you without regard to race, creed, sex, religion, national origin, familial status or handicap.

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Floor Plan  
236 Wyandot



Office Area



Kitchen Area



Warehouse

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Floor Plan  
240 Wyandot

