



OFFICE INDUSTRIAL RETAIL INVESTMENTS



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DENVER WAREHOUSE FOR SALE

4360 Vine St., Denver, CO 80216



PROPERTY FEATURES

Building:	11,134± SF	Sale Price:	\$1,399,000 (\$125.65/SF)
Lot:	18,000± SF (0.41 acres)	YOC:	1956
Taxes:	\$17,537.19 (2017)	Zoning:	I-A, OU-2
City/County:	Denver/Denver	Roof:	Barrel Roof, TPO/EPDM (2017)
Clear Height:	12' - 16' Clear Height	Power:	Heavy Power (1000 KVA Transformer)
Loading:	4 Drive-In Doors	Fire Sprinklers:	Yes
Yard:	Fenced	MJ:	REC/MED OPC Licenses can be purchased separately



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New Transformer (2015)

DEMOGRAPHICS (CoStar)

	1 Mile	3 Mile	5 Mile
Population:	14,011	142,077	404,916
Median Age:	30.70	34.70	35.50
Households:	4,156	67,655	183,674
Average HH Income	\$63,953	\$88,122	\$92,965
Employees:	9,041	211,422	364,413
Businesses:	644	15,417	30,278

TRAFFIC COUNTS (CoStar)

York St. @ E. 44th Ave. - 7,375 vpd
 I-70 @ Vine St. - 130,002 vpd

