

FOR SALE – Industrial Office/Warehouse + Yard

595 E 56th Ave., Denver, CO 80216



PROPERTY OVERVIEW:

| | |
|------------------------|---------------------------------------------------------|
| City: | Denver |
| County: | Unicorp. Adams |
| Zoning: | I-1 |
| Total Bldg SF: | 10,240 SF |
| Site SF: | 35,854 SF |
| YOC: | 1973 |
| Power: | 400A/115V-240V/3P* |
| Signage: | Pole and Facade |
| Parking: | 14 Striped spaces |
| HVAC: | GFA Hanging; Evap Warehouse |
| Ceiling Height: | 14'-18' |
| Dock Doors: | 1 |
| Drive-in Doors: | 1 |
| Const. Type: | Steel; Metal Skin |
| Taxes: | \$13,486.72 (\$1.32/SF) <small>**to be verified</small> |

SALE INFORMATION:

\$785,000(\$76.66/SF)

PROPERTY FEATURES:

- Entire property is fenced.
- Dock door with dock well.
- Exterior door access.
- Large lot size! Outdoor storage around the entire building and drive around capability.
- Pole and façade signage
- Easy access to highways I-25, I-70, I-76 and I-36 via 58th Ave , Washington St and Pecos St.

EXCLUSIVELY LISTED BY:

Mark Goodman/Paul Schneider

1777 S. Harrison Street, Suite 420

Denver, CO 80210

Phone: (303) 962-9545

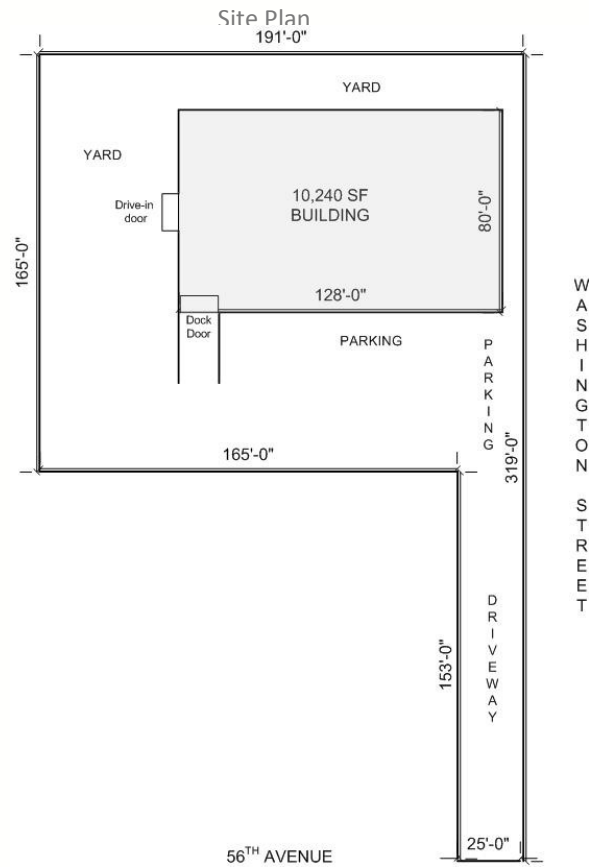
Fax: (303) 962-9984

mgoodman@pinnaclearea.com

pschneider@pinnaclearea.com

One Broadway
Suite 300A
Denver, CO 80203
Main: (303) 962-9555
www.PinnacleREA.com

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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.

PINNACLE