

For Sale

**21,600 SF Warehouse
South/Central Location**



2153 S. Wabash Street

Denver, Colorado 80231

Property Overview

- Free-standing 21,600 SF industrial warehouse for sale
- Approximately 2,500 SF of office/showroom space
- Fenced and gated site
- Seven (7) half docks and one (1) drive-in door
- South facing docks
- I-1 zoning allows for a wide variety of industrial uses
- Quick, easy access to I-225 and I-25 via Parker Road

Sale Price: \$2,650,000

Property Facts

Building Size:	21,600 SF
Lot Size:	1.2 AC (52,945 SF)
2017 Taxes:	\$35,189.00
Zoning:	I-1

For more information:

Byron Johnson

303 565 3020
bjohnson@shamesmakovsky.com

Evan Makovsky

303 534 5005
emakovsky@shamesmakovsky.com

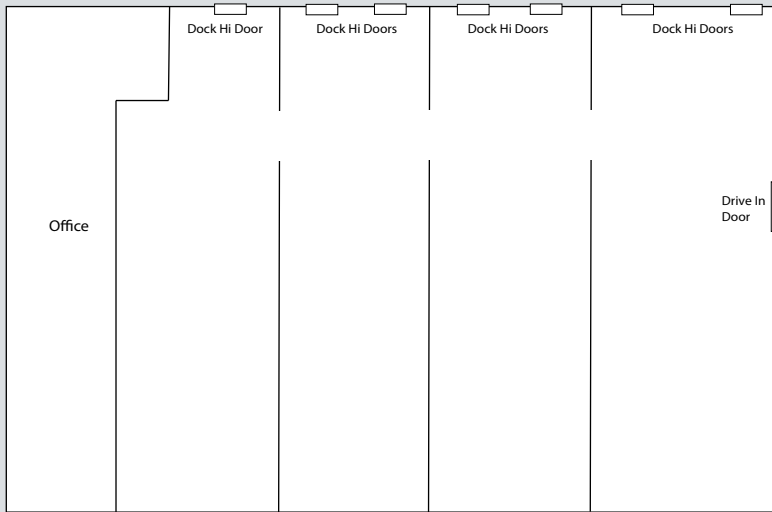
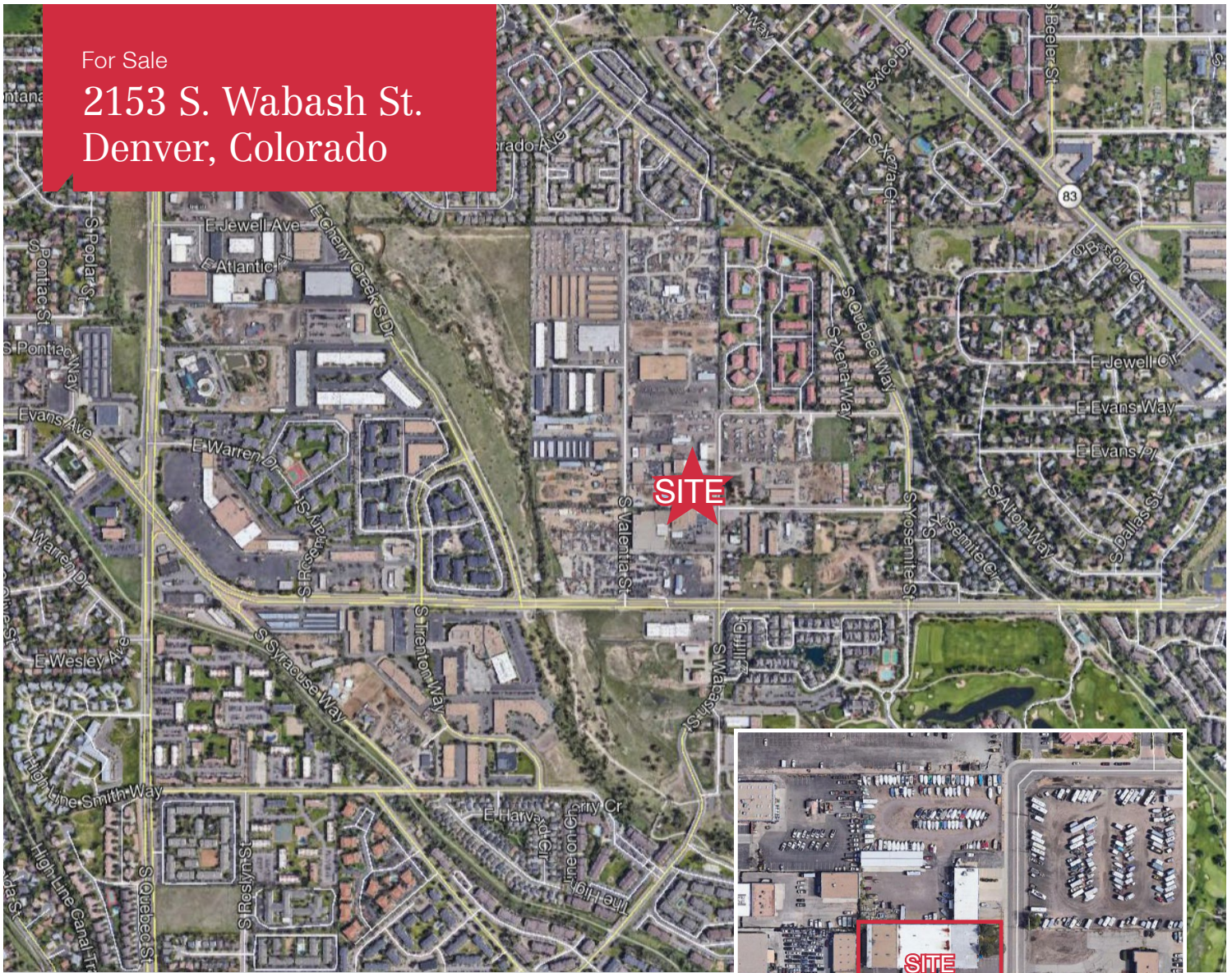
1400 Glenarm Place, Suite 100
Denver, CO 80202
303 534 5005

naishamesmakovsky.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

For Sale

2153 S. Wabash St. Denver, Colorado



For more information:

Byron Johnson

303 565 3020

bjohnson@shamesmakovsky.com

Evan Makovsky

303 534 5005

emakovsky@shamesmakovsky.com

1400 Glenarm Place, Suite 100

Denver, CO 80202

303 534 5005

naishamesmakovsky.com