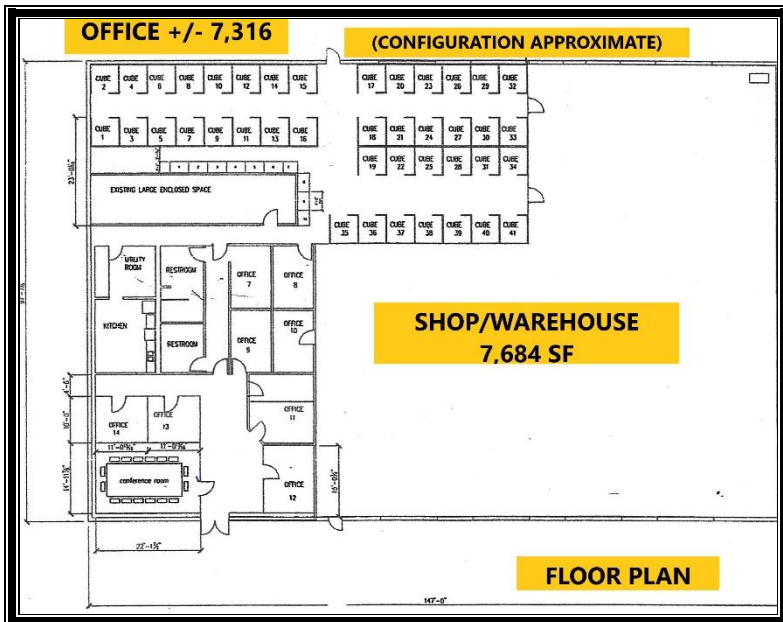
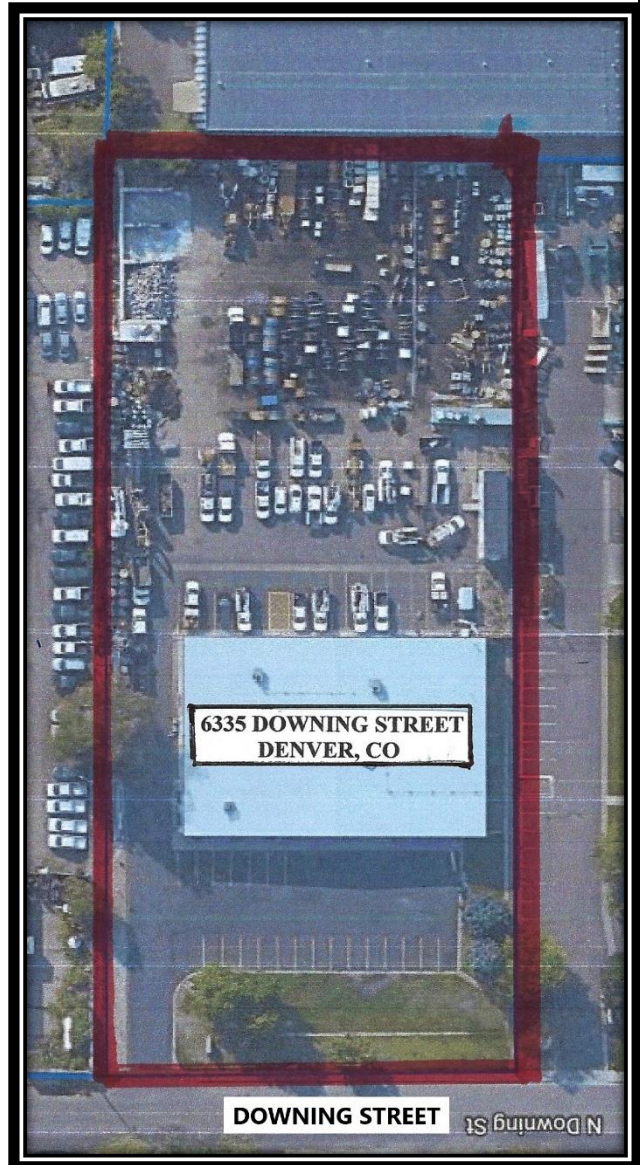


FOR SALE INVESTOR/USER OPPORTUNITY



**6335 DOWNING STREET
DENVER, COLORADO 80216**

- **BUILDING SIZE: 15,000 SF**
- **WAREHOUSE: 7,684 SF**
- **OFFICE: 7,316 SF**
- **SITE SIZE: 2.2 acres**
- **YARD: Approximately one acre**
- **PARKING: 40 Spaces**
- **CLEAR HEIGHT: 17'**
- **YEAR BUILT: 1998**
- **DRIVE THRU: 8 TOTAL/12' W X 14' H**
- **POWER: 200 - 650a/120 - 480v 3 phase**
- **ZONING: I-2; ADAMS COUNTY**
- **ACCESS: I-25 & 58th AVE; YORK: I-270 & I-76**
- **PRICE: CONTACT BROKER**
- **TENANT IN POSSESSION**



CONTACT: DAVID K. MARTIN, CCIM
Martin Company Commercial Real Estate, Inc.
 Office: 303-850-0505
 Cell: 303-898-2662
 Email: David@MartinCRE.com
 Website: MartinCRE.com

The information herein is deemed to be reliable but no representations, nor warranties, express or implied are made as to accuracy. Price, terms, and information are subject to change and withdrawal without notice.

INDUSTRIAL BUILDING WITH YARD

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