



4406 Race Street, Denver, CO 80216

Office/Warehouse Building Available For Sale or Lease

FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

- Two (2) grade level doors
- Fenced & paved storage yard
- 15' clear height in warehouse
- 5 ton bridge crane in shop and multiple jib cranes



BUILDING SIZE (TOTAL):
10,176 SF



LOT SIZE:
.42 Acres

**PRICE
REDUCED!**

SALE PRICE: \$1,375,000

LEASE PRICE: \$9.00/SF NNN

For More Information, Contact:

Russell Gruber | *Industrial Specialist/Owner*
(720) 490-1442
russell@grubercre.com

Steve Fletcher | *Industrial Specialist*
(720) 320-0366
steve@grubercre.com

PROPERTY DETAILS

- **Building Size (Total):**
10,176 SF
- **Lot Size:**
.42 Acres
- **YOC:**
1962
- **Zoning:**
I-A

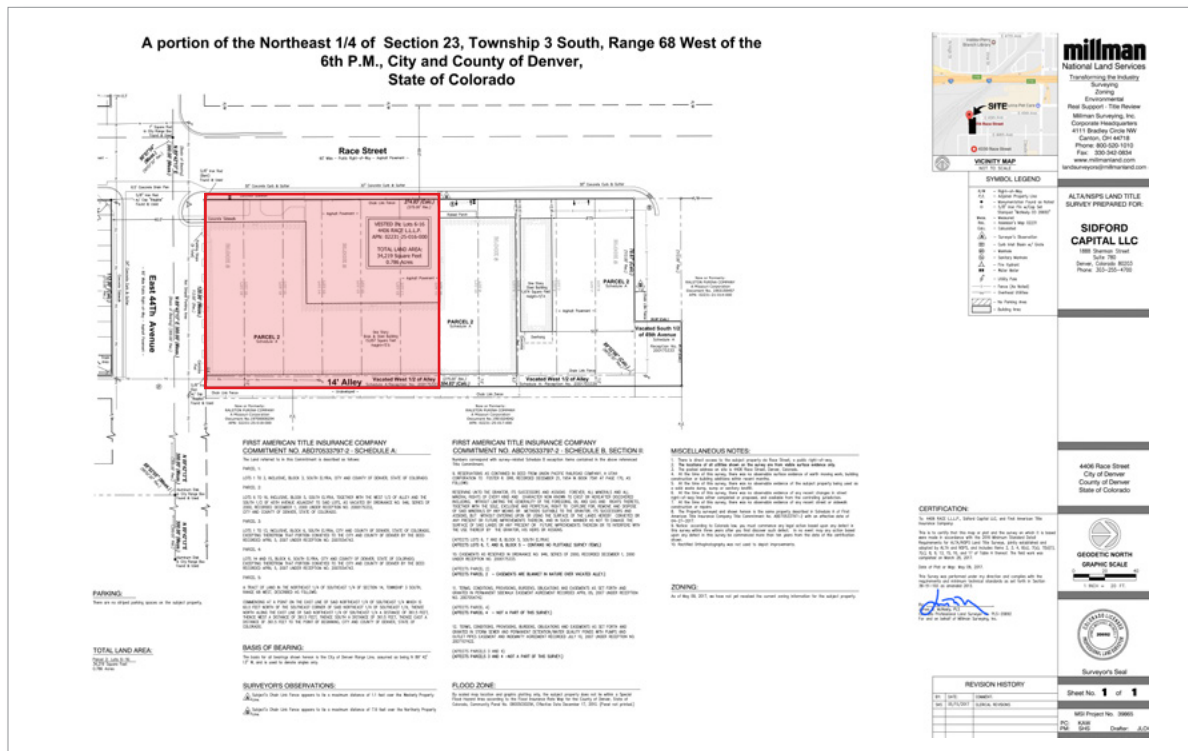
INTERIOR



AERIAL



PROPERTY SURVEY



For More Information, Contact:

Russell Gruber | *Industrial Specialist/Owner*
(720) 490-1442
russell@grubercre.com

Steve Fletcher | *Industrial Specialist*
(720) 320-0366
steve@grubercre.com

