



FOR SALE

1270-1276 S. Bannock Street

1270-1276 S Bannock Street | Denver, CO 80223



Three Oversized Drive In Doors & Small Yard

CONTACT:

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UNIQUE PROPERTIES

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OFFERING SUMMARY

Available SF:	*3,942 SF
Building Size:	9,123 SF
Lot Size:	12,899 SF
Property Taxes:	\$34,388
Grade Level Doors:	Three D.I. doors
Ceiling Height:	13'-15' clear
Zoning:	I-A (Industrial)
Parcel ID:	05223-07-016-000
Yard:	Yes 1,850 SF total
Sale Price:	\$1,700,000
Renovated:	2020

PROPERTY HIGHLIGHTS

- 3,942 SF warehouse area that is fully sprinklered with two exhaust fans and a large 12'x12' drive in door, 625 SF yard area (available in 60 days if desired but leased through May 31st, 2028)
- 5,181 SF warehouse area with no sprinklers, two 10'x12' drive in doors, 500-1,500 SF of office, 1,225 SF yard area (leased through October 2029)
- Two 10'x12' drive in doors, one 12'x12' drive in door
- 1,850 SF Yard - can be fully fenced and secure
- Multiple floor-drains throughout
- Heavy Power - 3 Phase 600 amp (TBV)
- Located in the city /county of Denver
- Ample off-street parking and on street parking
- Just over one block away from the new Denver Summit FC soccer stadium site with potential redevelopment potential
- Income information available upon request - current 6.11% cap rate
- Owner/user opportunity with income in place if desired.

1270 S. Bannock Street (Top right photo)

3,942 SF
3 Phase 200 Amp power
One 12'x12' drive in door
14'-15' clear warehouse
Freespan building
Floor drains
Very well insulated
Two exhaust fans
Single restroom (no office)
Sprinkler system
625 SF fenced yard area
Available in 60 days if desired but leased through May 2028



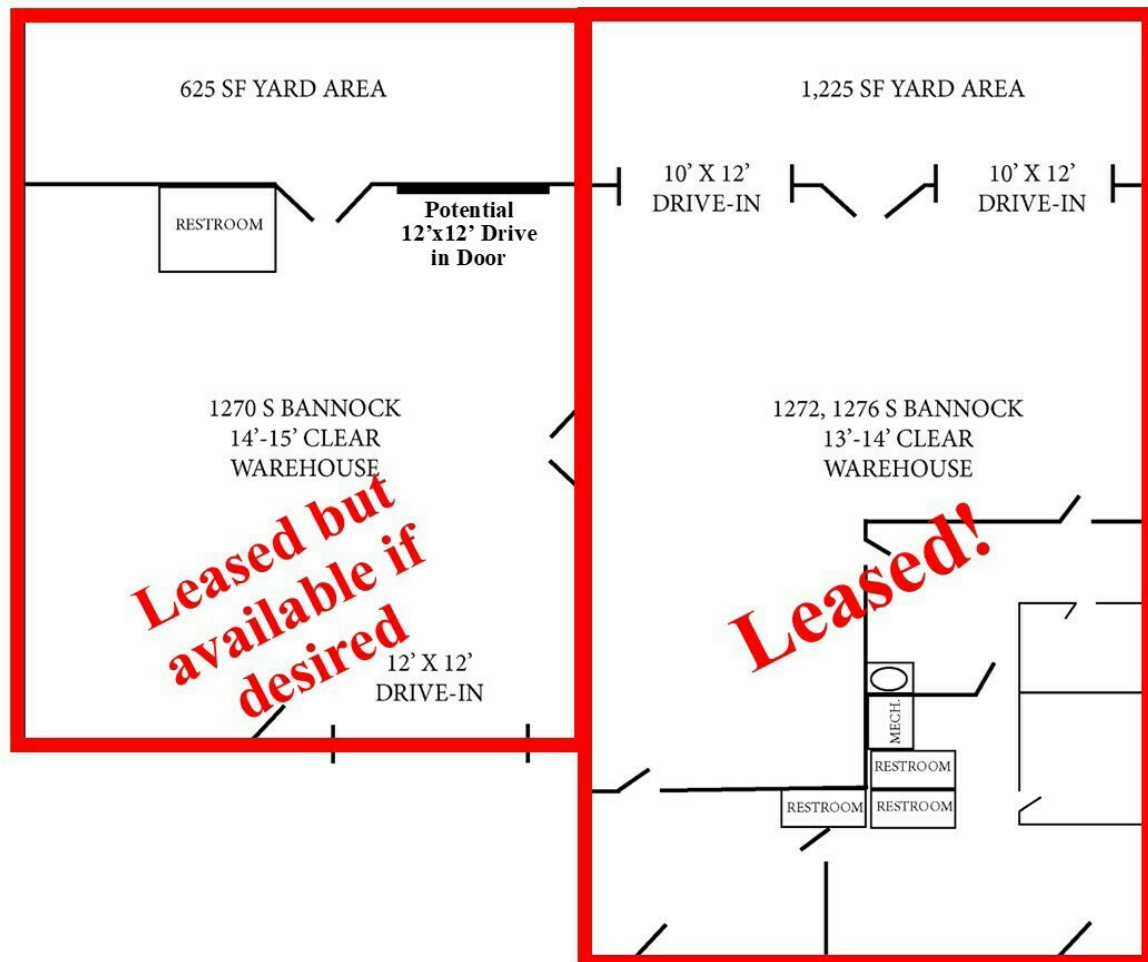
1272, 1276 S. Bannock Street (Bottom left photo)

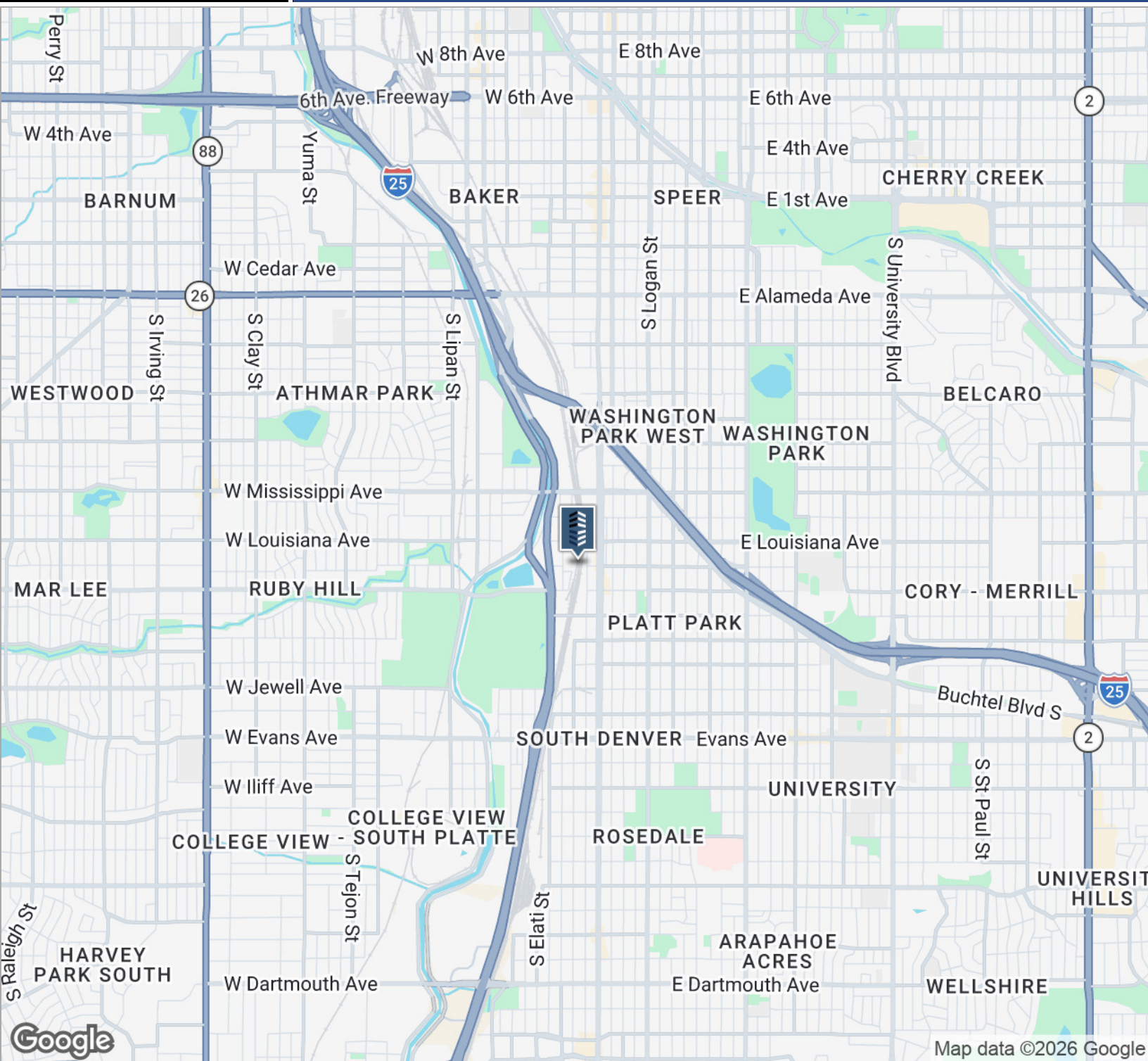
5,181 SF
3 Phase 400 Amp power
Two 10'x12' drive in doors
13'-14' clear warehouse with sky lights
Free span building
Floor drains
Very well insulated
Large reception area, two private offices, large bullpen area and two private restrooms
1,225 SF yard area (can be fenced)
Leased through October 2029











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	1 MILE	3 MILES	5 MILES
Total households	8,080	92,848	246,745
Total persons per hh	2.0	2.1	2.1
Average hh income	\$149,972	\$133,703	\$131,125
Average house value	\$871,178	\$773,354	\$713,296

	1 MILE	3 MILES	5 MILES
Total population	16,132	191,615	506,087
Median age	35.8	36.9	36.8
Median age (male)	36.6	37.1	37.1
Median age (female)	36.1	37.0	36.9

About Denver

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* Demographic data derived from 2020 ACS - US Census