

FOR SALE

\$2,750,000



Warehouse Hotline

# 1270 S LIPAN ST | DENVER, CO 80223



## FEATURES

**Size:** 17,186 SF

**Office:** 4,916 SF

**Site Size:** 0.62 AC

**Sale Price:** \$2,750,000

**Clear Height:** 22'

**Loading:** 2 dock high / 1 oversized drive-in

**Electrical:** 700A; 240V; 3PH (TBV)

**Zoning:** I-MX-3

### Others:

- Fenced outside storage on the north and south end of the building
- Located in the heart of Denver's urban industrial corridor, 1270 S Lipan St offers a rare combination of functionality, modern updates, and unbeatable accessibility.

**PRICE IMPROVEMENT**  
Now offered at \$2,750,000

### CONTACT US:



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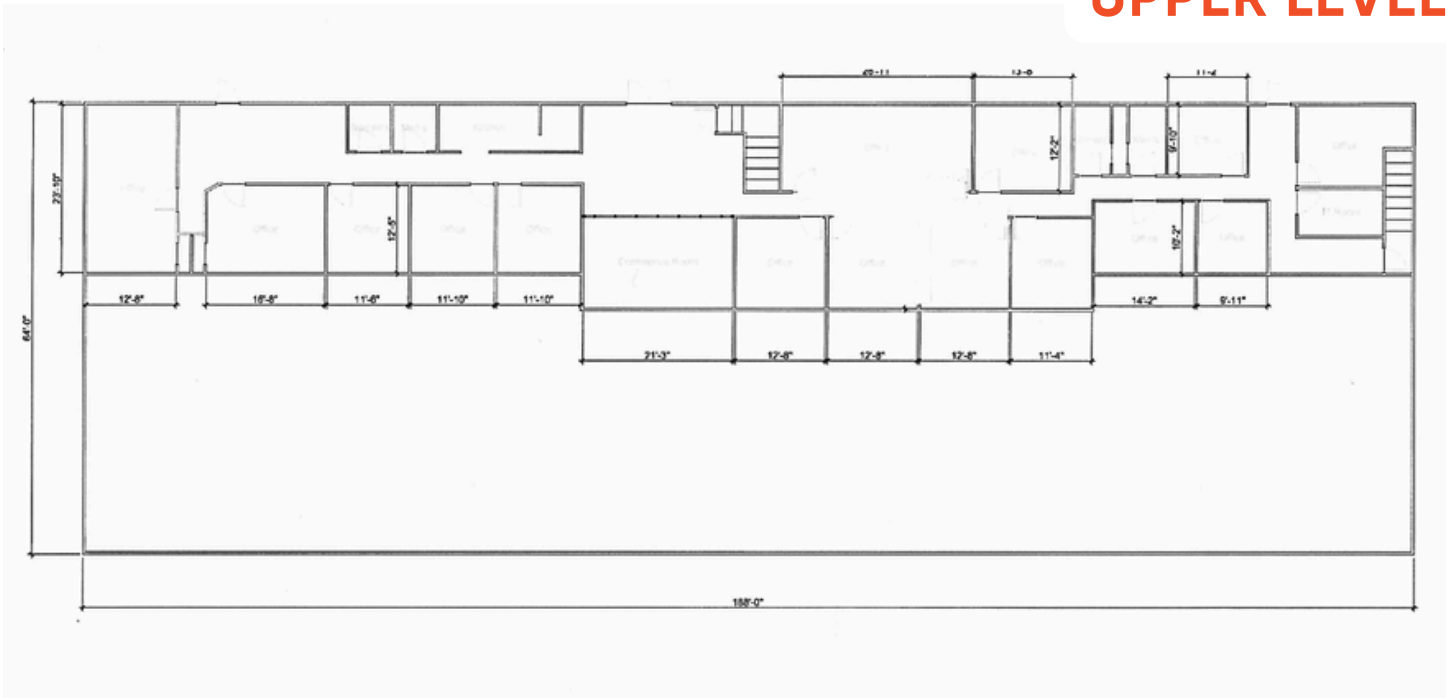
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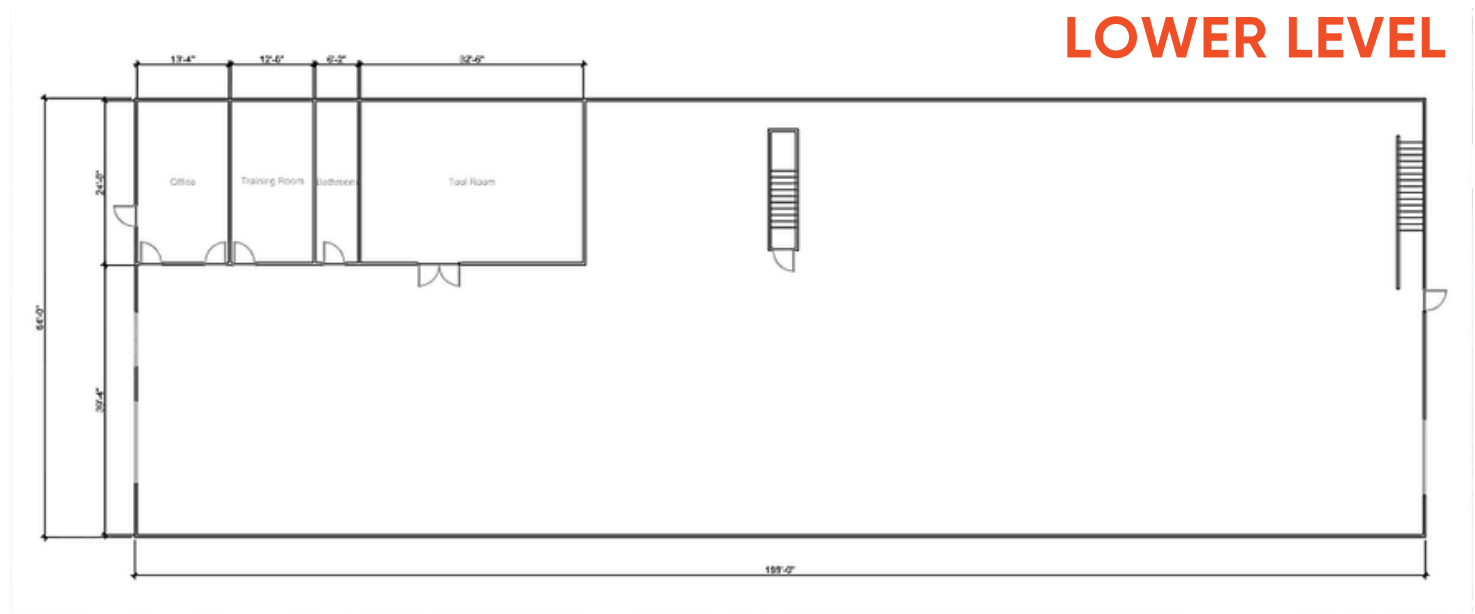
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# FLOOR PLAN

## UPPER LEVEL



## LOWER LEVEL



The floor plans provided are for informational purposes only and may not be to scale. While every effort has been made to ensure their accuracy, we cannot guarantee the completeness or correctness of the information presented. The floor plans are intended to give a general overview of the property layout and should not be relied upon as a definitive representation of the actual space.

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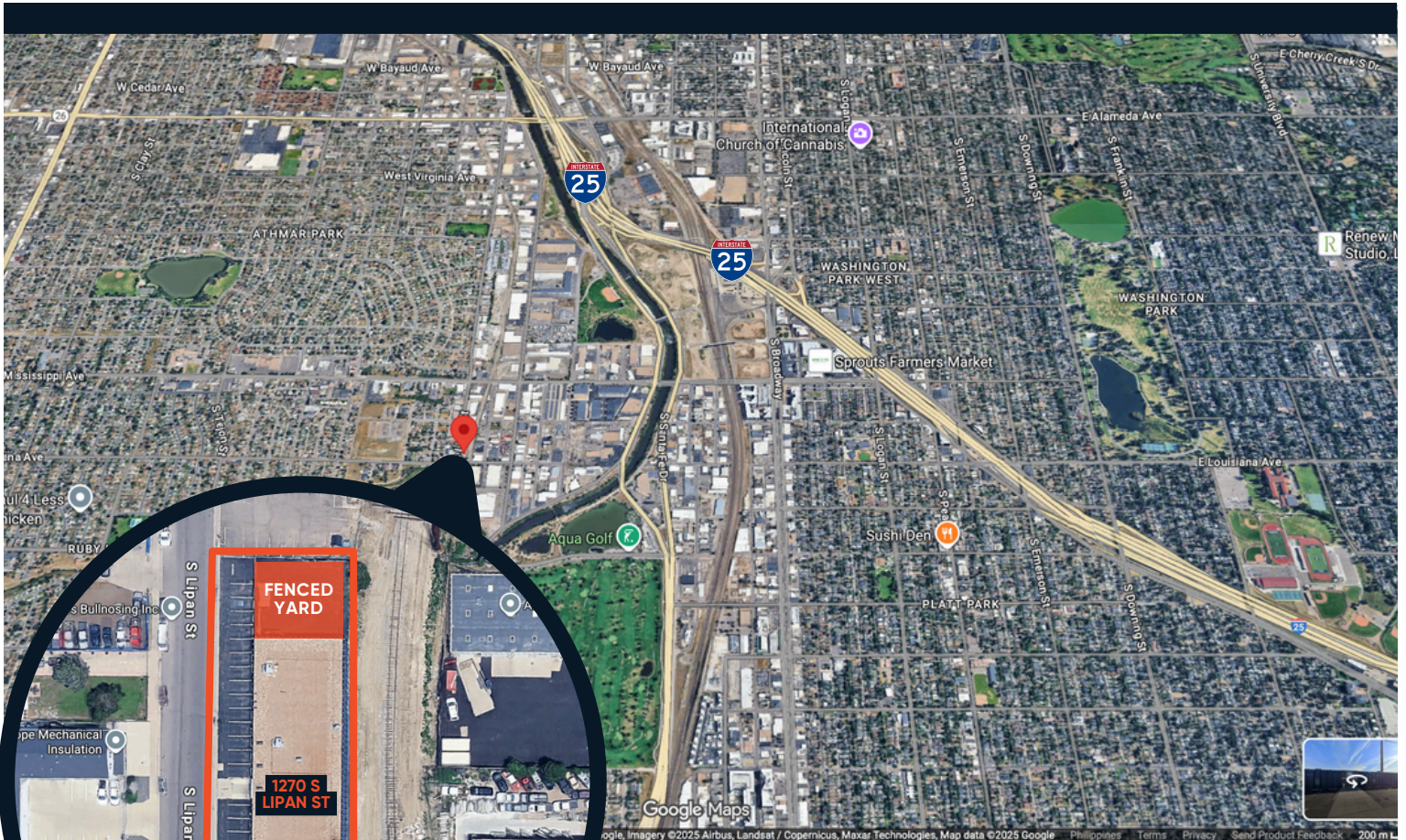
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## LOCATION BENEFITS:



- Situated just south of downtown, Lipan Street is a key corridor connecting Denver's established industrial base with its growing mixed-use neighborhoods. Tenants benefit from a vibrant mix of surrounding businesses, including national distributors, contractors, and specialty trade operators – all within minutes of central Denver and key transportation arteries.

## SURROUNDING AREA.

- Adjacent to the Overland Golf Course, surrounded by local dining and retail amenities, and part of a well-established industrial corridor that supports diverse operations.

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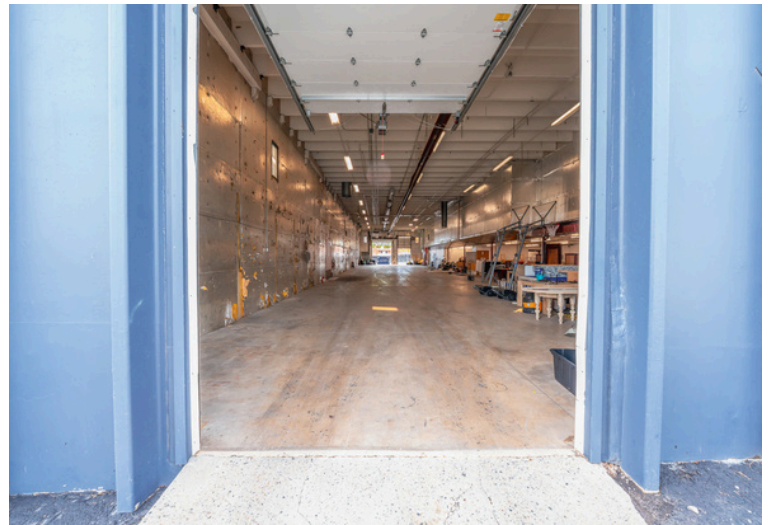
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# MODERN CROSS-DOCK WAREHOUSE FOR SALE IN CENTRAL DENVER



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