

**Sale Price: \$2,880,000**  
**Rental Rate: \$18.00 PSF NNN**

**6% Cap Rate W/ 50 + year  
Established business**

**Property Description**

- 9,600 SF on 0.56 Acres
- 13' Clear Ceiling Height
- Naturally Divides into Two 4,800 SF Units
- Gas Heat/ Connected to sewers
- Currently Under IDA

For Information Contact Exclusive Broker:

**L u k e A n d e r s o n**

Licensed Real Estate Salesperson

Cell: 631.219.4599

Office: 631.694.3500 Ext 308

Landerson@industryone.com



Specialists in  
Office, Industrial, Retail &  
Investment Real Estate Since 1985

All information is from sources deemed reliable, and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice.

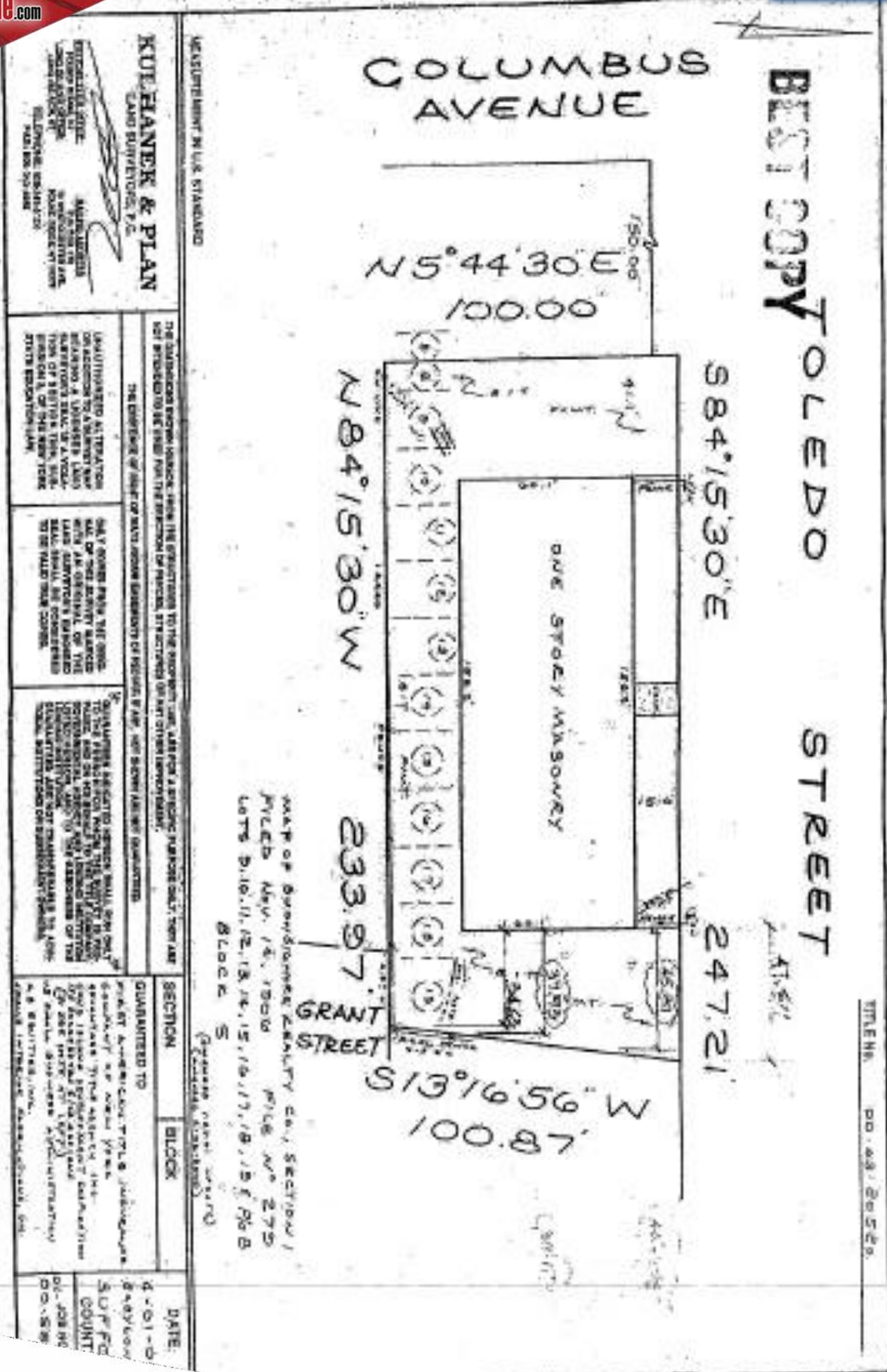


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**631-694-3500**  
**www.industryone.com**





**KUEHNER & PLAN**  
 LAND SURVEYORS, P.C.  
 1000 N. 10TH ST. SUITE 100  
 DENVER, CO 80202  
 PHONE: 303.733.1111  
 FAX: 303.733.1112

THE OUTLINES SHOW THE LOCATION OF THE PROPERTY TO BE SURVEYED. THE PROPERTY IS NOT TO BE CONSIDERED TO BE THE PROPERTY OF THE SURVEYOR UNLESS OTHERWISE SPECIFIED.

THE SURVEYOR'S OFFICE IS AT THE CORNER OF 10TH AND N. 10TH STS. DENVER, CO. THE SURVEYOR'S OFFICE IS AT THE CORNER OF 10TH AND N. 10TH STS. DENVER, CO.

ON THE PART OF THE SURVEYOR, THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY UNLESS OTHERWISE SPECIFIED. THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY UNLESS OTHERWISE SPECIFIED.

**SECTION** **BLOCK**

SECTION 5 BLOCK S

**DATE:** 4-01-08  
**COUNT:** 5 UP FC  
 00-008 00-008 00-008

TITLE NO. PD. 48, 2015, 50