

FOR SALE — INDUSTRIAL WAREHOUSE

4662 Glencoe Street

Denver, Colorado 80216

\$449,000

2,000 SQUARE FEET | PRIME NORTH DENVER

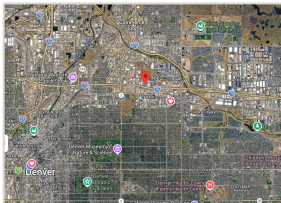


Versatile owner/investor opportunity steps from I-70 — two separately metered units, two offices, two baths

PROPERTY HIGHLIGHTS

- 2,000 SF industrial/flex building
- 12' clear ceiling height
- 10' x 10' drive-in garage door
- New heating & air-conditioning
- New LED lighting throughout
- Large outdoor yard space
- 2 offices (or office + break room)
- 2 bathrooms — office area & warehouse
- All-new plumbing and electrical
- Front and rear entrances
- 2 separate addresses — separately metered
- Minutes from I-70, I-25 & I-270

LOCATION

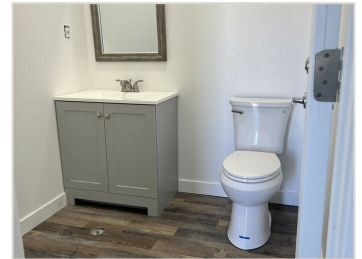


- I-25 — under 1 mi
- Denver International Airport (DIA) — ~18 mi

PROPERTY PHOTOS



Exterior



2 Restrooms



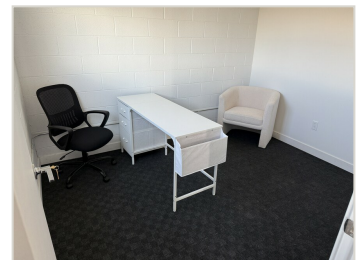
Utility sink



New A/C and Heat



Drive-in door



2 Offices

Keith Hartigan

View West Properties

All information deemed reliable but not guaranteed. Subject to errors, omissions, prior sale, or withdrawal.

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