



Seller Financing Available



# Industrial Building | For Sale or Lease

## Highlights

- > Floor drains in warehouse
- > Multi-tenant capable
- > Dock platform in yard
- > Owner may carry financing

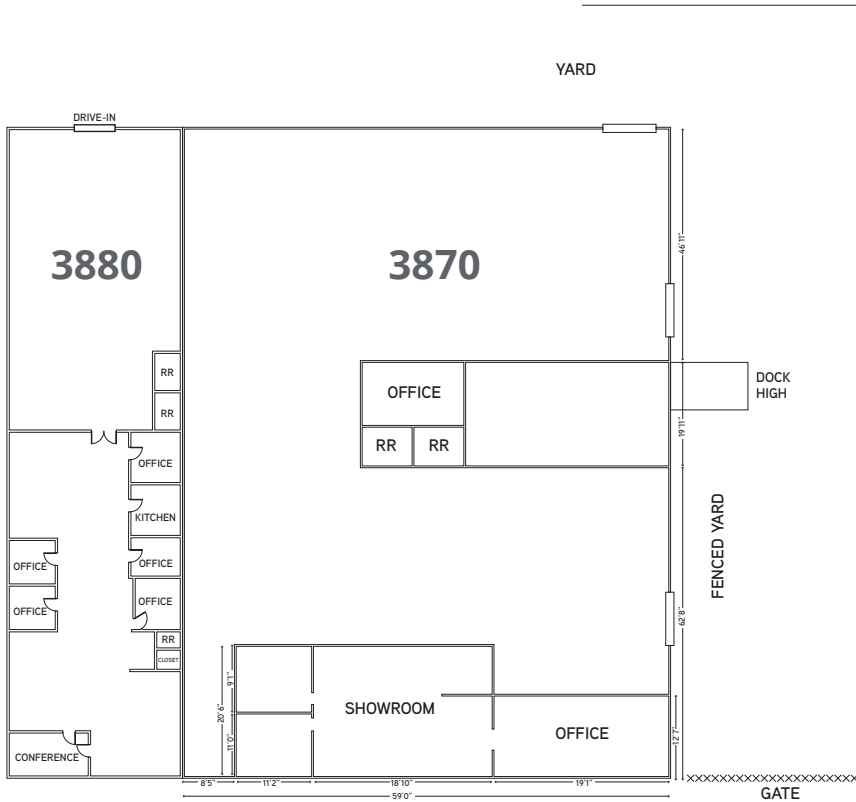
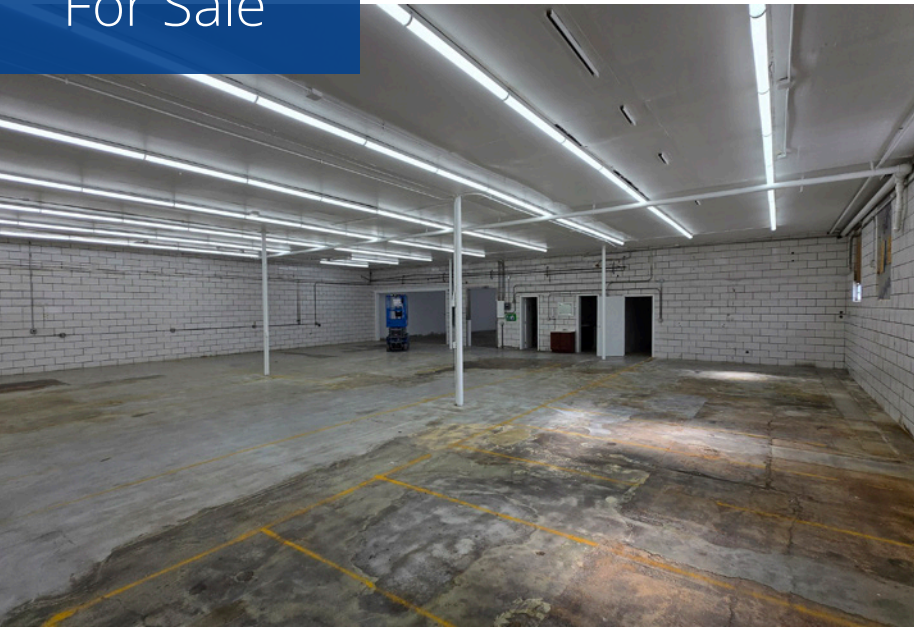
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## 3870 - 3880 Elm Street Denver, CO 80207

### Building Information

Sale Price:	<del>\$2,590,000</del> \$2,350,000
Lease Rate:	\$7.00/SF/YR NNN
NNN's:	\$5.61/SF/YR
Building Size:	14,500 SF
Loading:	One (1) Drive-In (8' x 9') One (1) Drive-In (12' x 10') and Two (2) Drive-Ins (9' x 9') One (1) Dock High Platform with Ramp
Clear Height:	12'
Power:	800 Amps (TBV)+
Zoning:	I-MX-3
Yard:	2,500 SF Fenced Yard

For Sale



Contact Us:

**Tyler Ryon, SIOR**  
Principal  
+1 720 833 4612  
tyler.ryon@colliers.com

**Steve Serenyi**  
Principal  
+1 303 283 4578  
steve.serenyi@colliers.com



Colliers Denver  
4643 S. Ulster Street | Suite 1000  
Denver, CO 80237  
P: +1 303 745 5800  
colliers.com/denver



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