



6645 Denver Industrial Park Rd

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real

real

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6645 Denver Industrial Park Rd

\$6.00 /SF/YR

Presenting a versatile industrial property nestled in the heart of Denver, this building offers a robust infrastructure perfectly suited for a wide range of business applications. Key features and specifications include:

Structure: This building boasts a durable steel frame construction with a resilient metal exterior, ensuring both longevity and security. It rests upon a substantial 6-inch concrete foundation, providing stability and support.

Office Area: The property includes an attached manufactured home, thoughtfully converted into an office area. Recently painted and well-maintained, this office...

- Property includes 4 private offices, and open office/ entry/ showroom area, a break room, and storage room.
- The warehouse area is heated and by a gas pack system.
- Mechanical room available for air compressor or welding system.



Rental Rate: \$6.00 /SF/YR

Property Type: Industrial

Property Subtype: Warehouse

Rentable Building Area: 9,180 SF

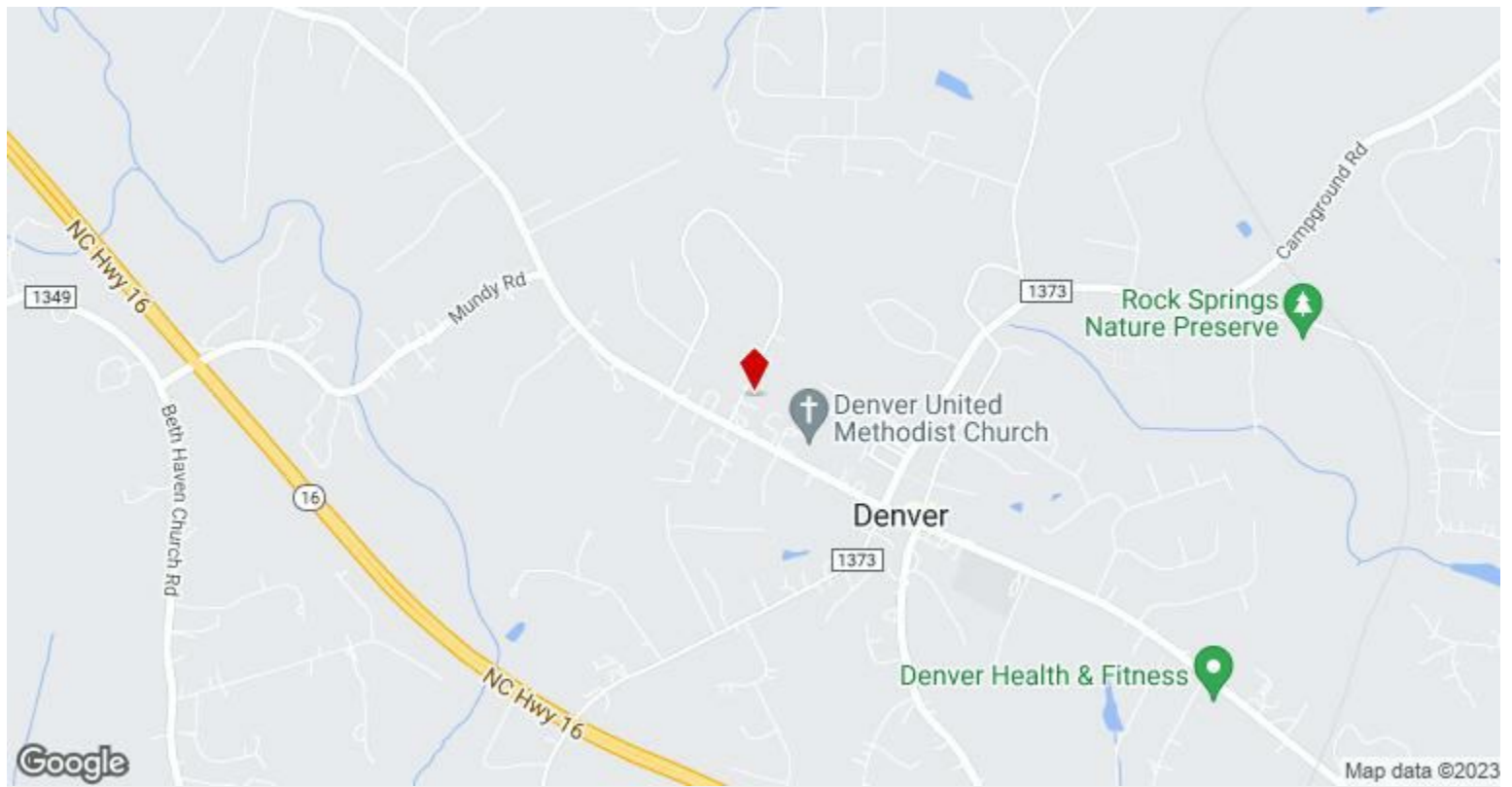
Year Built: 1985

Rental Rate Mo: \$0.50 /SF/MO

1st Floor

Space Available	9,180 SF
Rental Rate	\$6.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	1,620 SF
Space Type	Relet
Space Use	Industrial
Lease Term	3 - 10 Years

Warehouse space (7500 SF) with office space attached (1680 sf). This is located in the heart of Denver. The space can be utilized from manufacturing to storage space. Warehouse is heated, has grade level doors, equipped with heavy power, and fenced outside storage is available.



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Office Area: The property includes an attached manufactured home, thoughtfully converted into an office area. Recently painted and well-maintained, this office space offers a comfortable and functional environment for administrative operations.

Warehouse: The spacious warehouse encompasses a generous 7,500 square feet of interior space. It is efficiently heated by two reliable infrared heaters in the main area, supplemented by an additional suspended gas-fueled space heater in a separate section.

Ceiling Height: The warehouse boasts an impressive +/- 13.5-foot clear eave height at its center, providing ample vertical space for various activities and storage needs.

Facilities: Within the warehouse, you'll find two conveniently located restrooms for the comfort and convenience of your staff. Additionally, there is a small office room and a designated air compressor room, enhancing the functionality of the space.

Access: The property offers seamless access with two 8'x10' metal overhead doors and one 12'x12' overhead door, facilitating the movement of goods and equipment.

Office Space: The office area is intelligently designed with four separate sections, seamlessly integrated into the warehouse environment, fostering efficient workflow and communication.

Industrial Use: This property is exceptionally versatile, accommodating a range of industrial purposes, from manufacturing to storage. The insulated warehouse is equipped with propane heating, making it suitable for year-round operations.

Additional Features: Notable amenities include grade-level doors, substantial power capacity, and the added benefit of fenced outside storage, providing security and flexibility for your operations.

Situated in the heart of Denver, this property offers a strategic location with easy access to the local market and transportation routes. Its adaptability, coupled with its robust infrastructure, makes it an ideal choice for businesses seeking a dynamic industrial space.

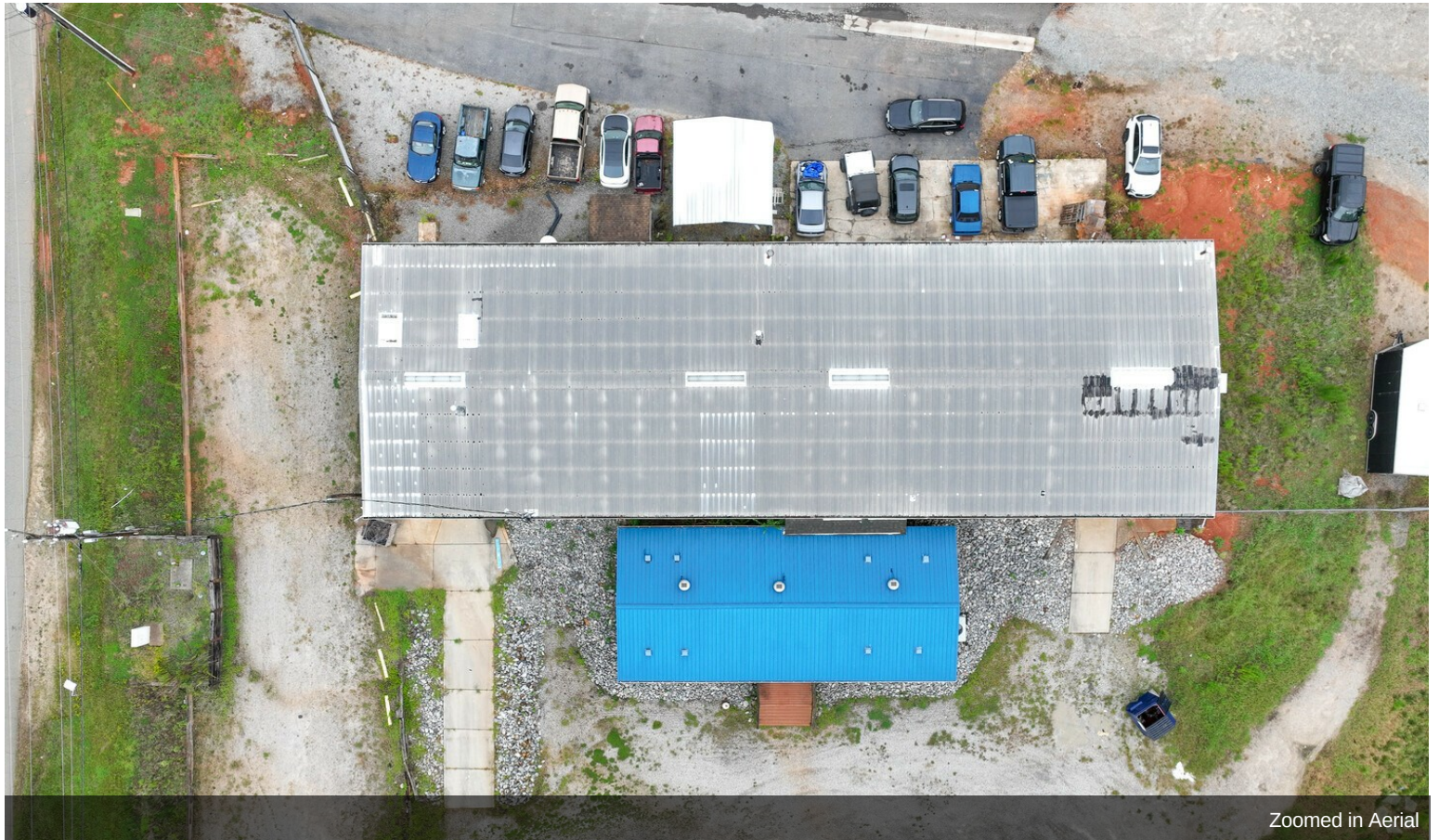
Property Photos



Property Photos



Alternate Driveway View



Zoomed in Aerial

Property Photos



Property Photos



Front Closeup

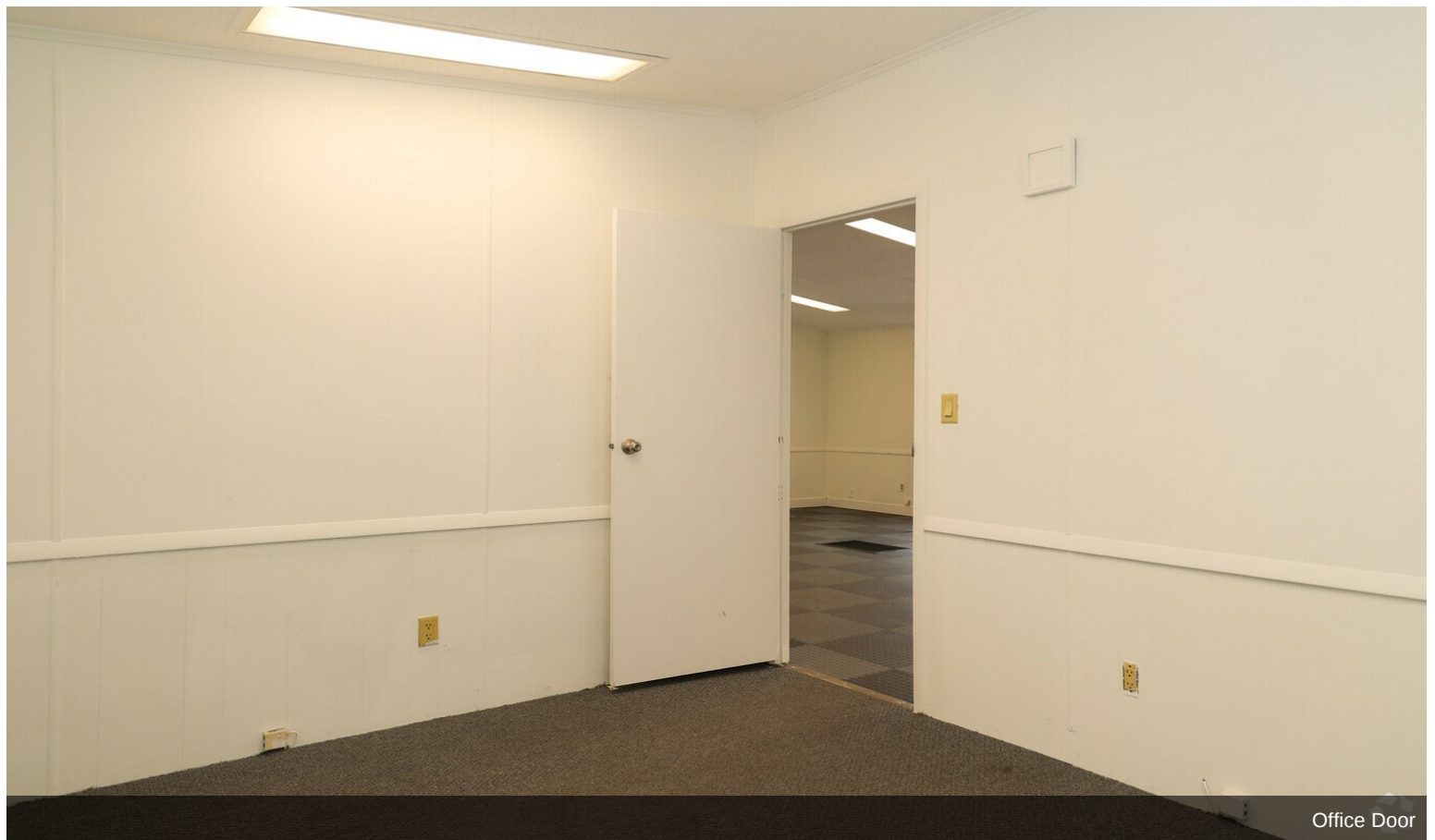
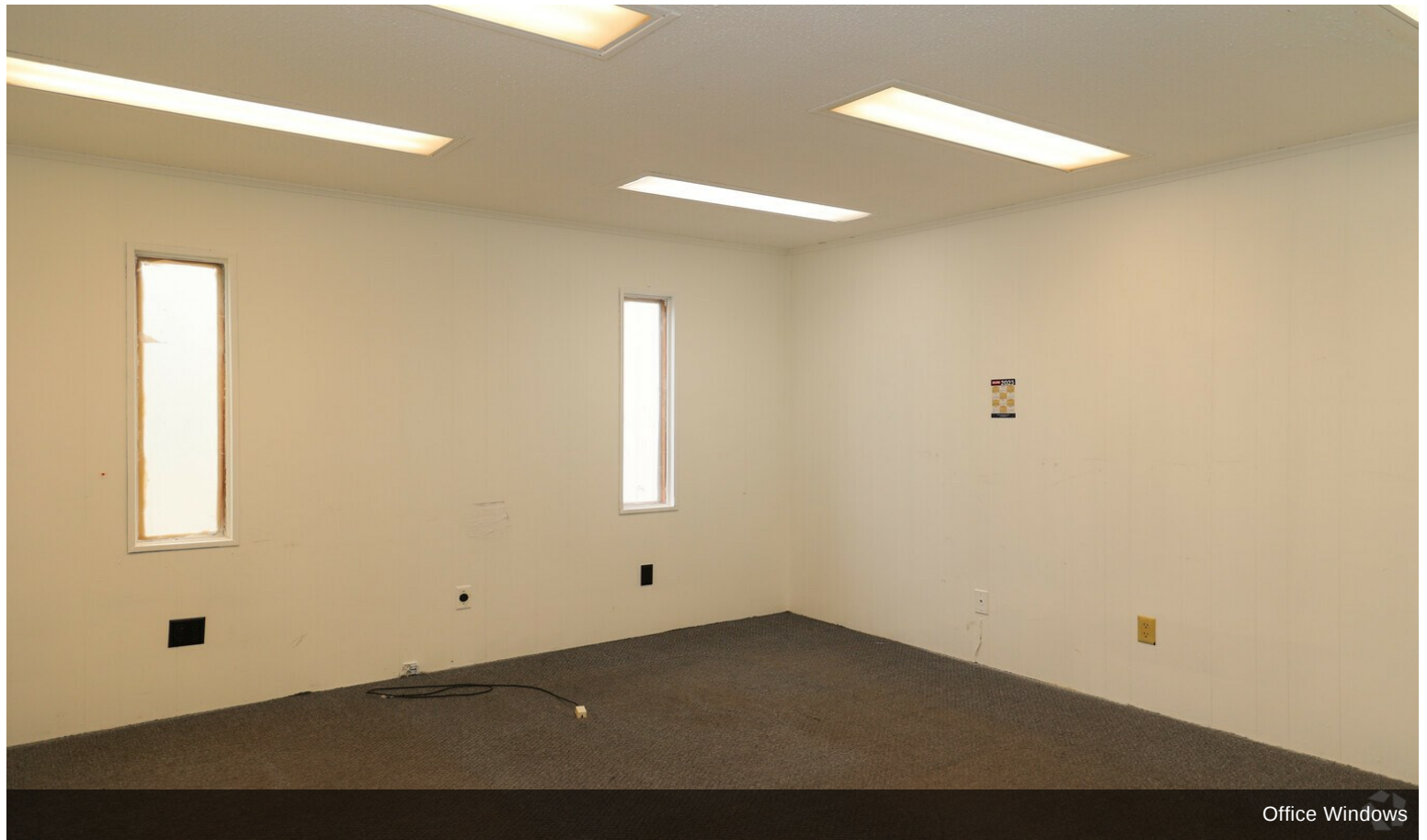


Driveway View with Lot

Property Photos



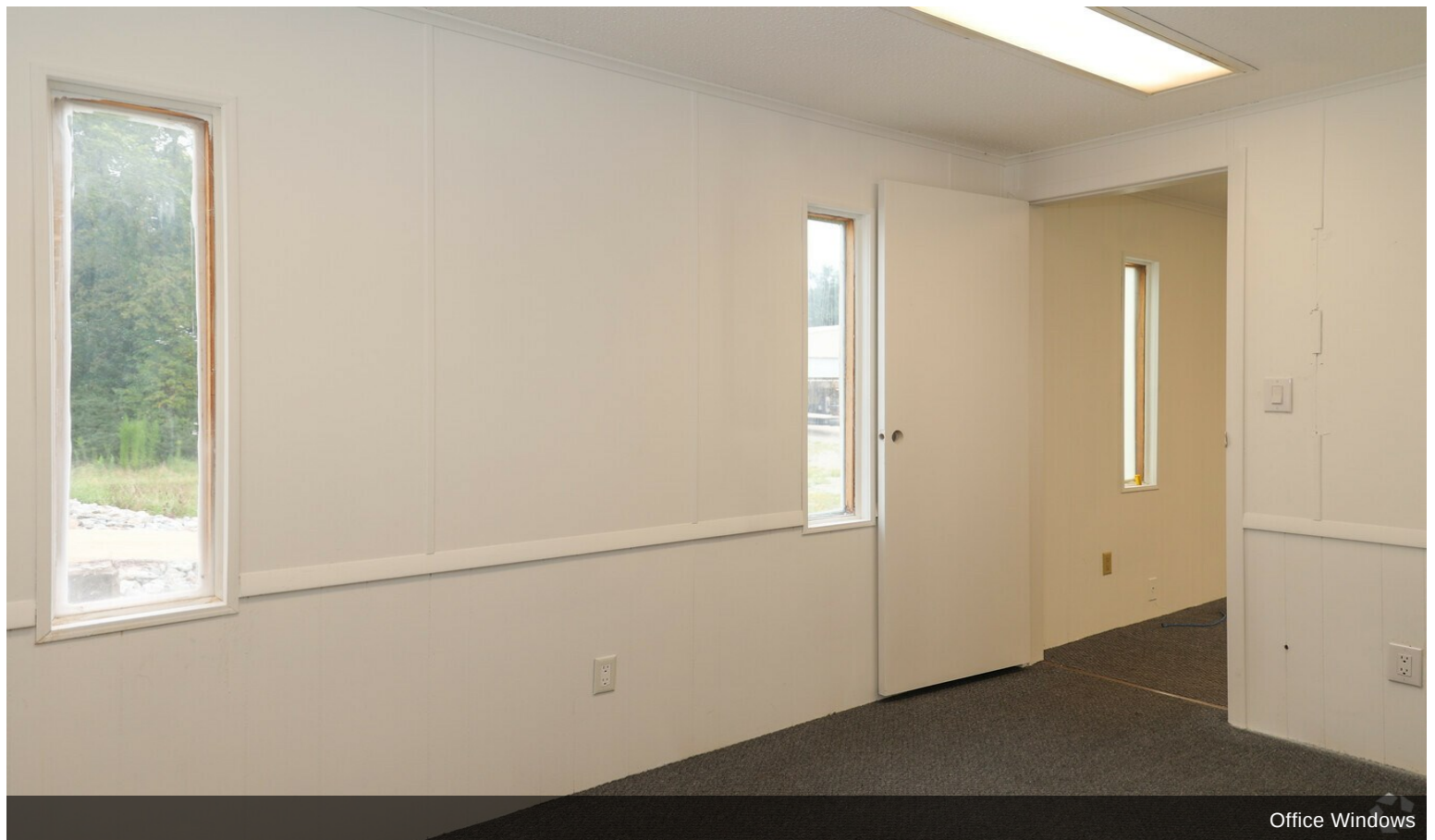
Property Photos



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Additional Office Space

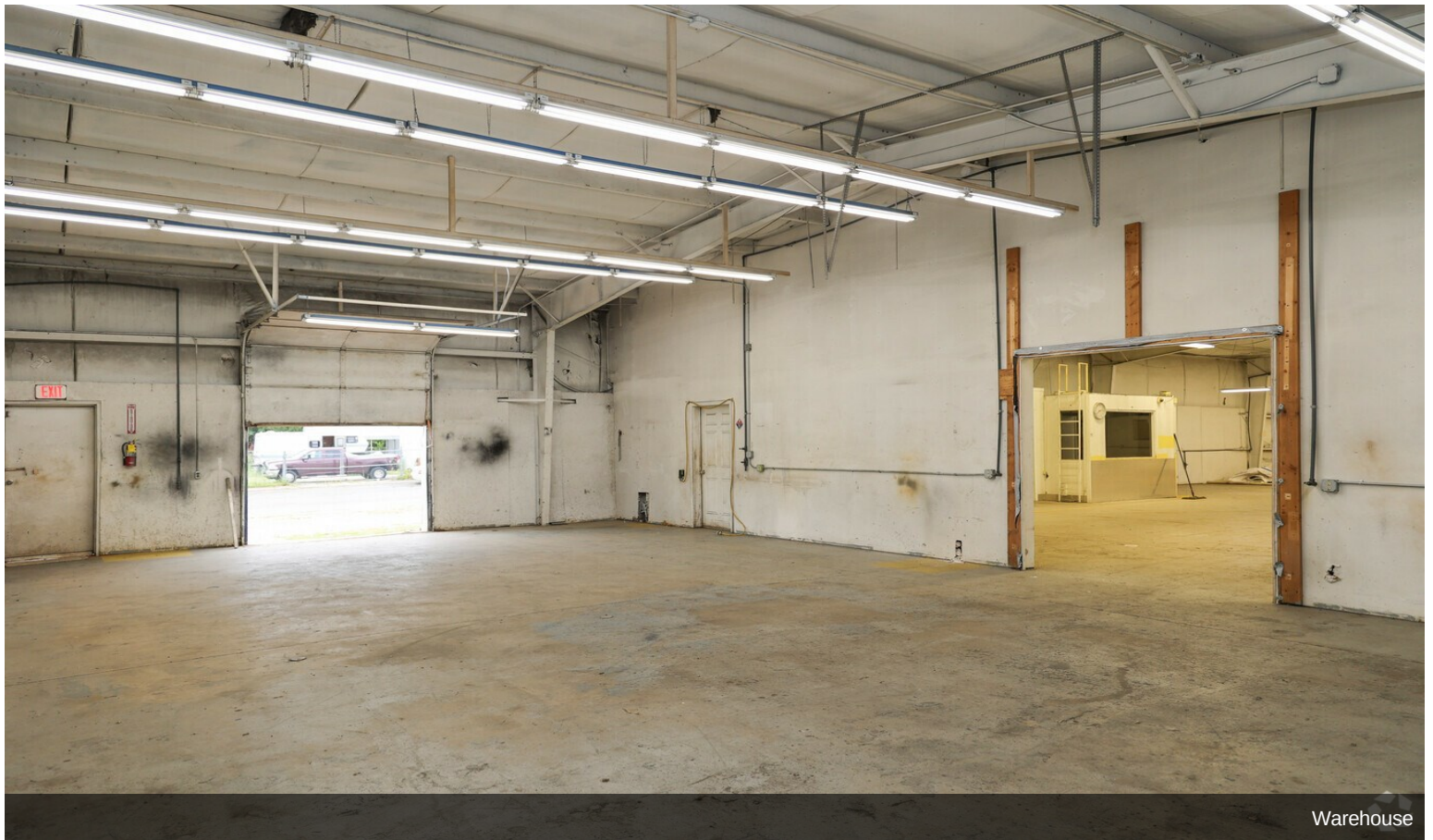


Office Windows

Property Photos

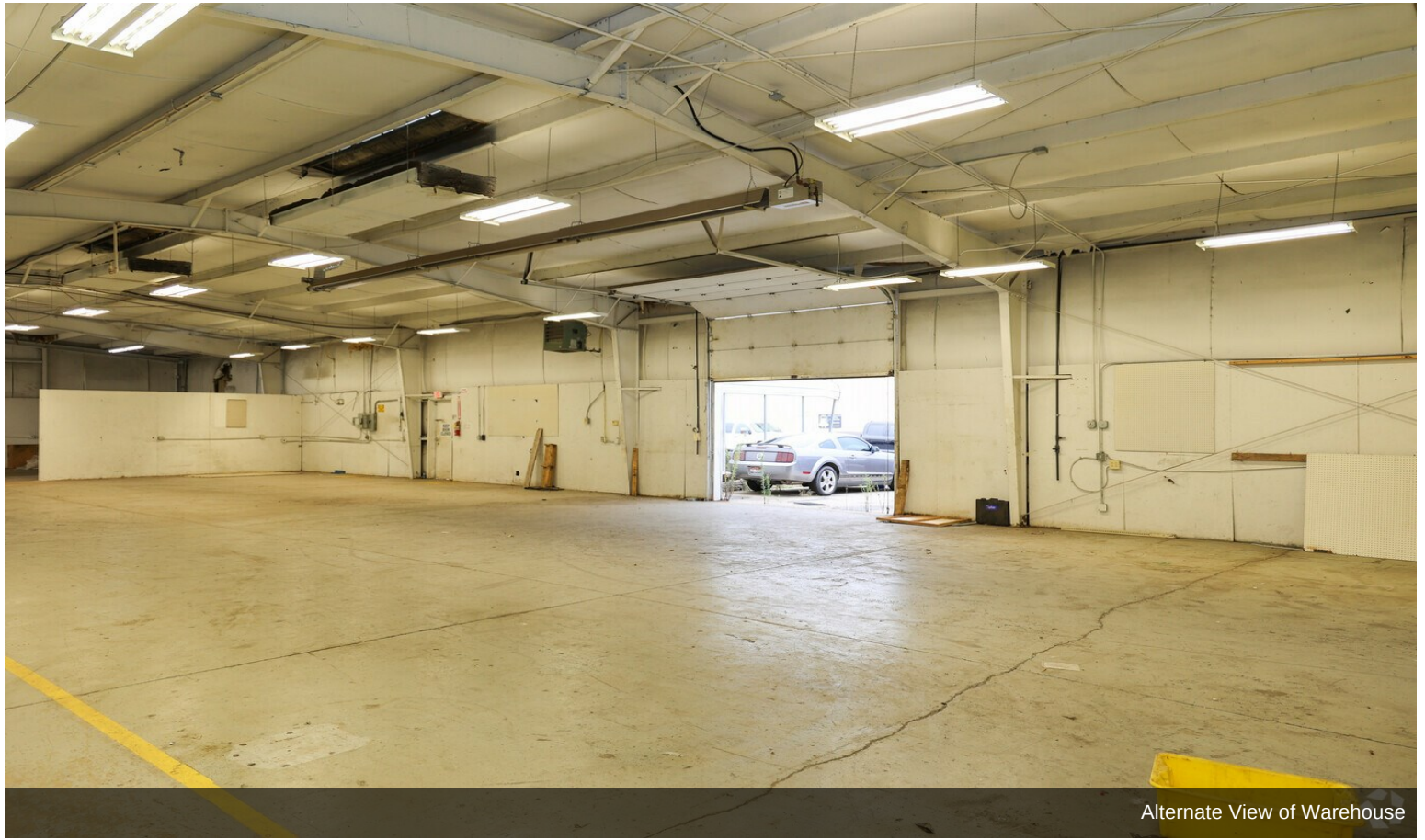


Restroom



Warehouse

Property Photos



Alternate View of Warehouse



Warehouse Office

Property Photos



Alternate Warehouse View without Windows



View Looking Out from Warehouse