

4435 INCA STREET
DENVER, COLORADO

Gruber Commercial Real Estate, Inc | 209 Kalamath Street #9, Denver, CO 80223 | Tel: 720-490-1442



CENTRAL WAREHOUSE WITH LARGE FENCED YARD

PROPERTY HIGHLIGHTS

BUILDING SIZE: 8,488 SF

SITE SIZE: 20,312 SF

- Large fenced yard/half paved
- Easy access to I-70 and I-25
- Walking distance to Light Rail
- Local ownership
- Over-sized drive-in loading doors (3)
- Enterprise Zone
- New roof

SALE PRICE:

NEW! \$2,200,000.00

~~\$2,350,000.00~~

~~\$2,400,000.00~~

~~\$2,450,000.00~~

LEASE RATE:

\$16.00 NNN

Russell Gruber

Industrial Specialist / Owner

Cell: 720-490-1442

russell@grubercr.com



See all our
current listings!

Gruber

COMMERCIAL REAL ESTATE

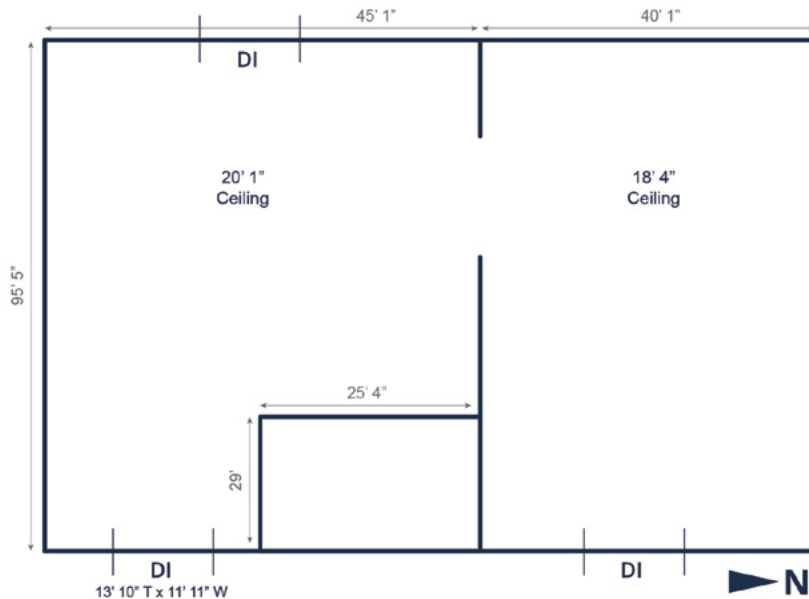
grubercr.com

4435 INCA STREET

DENVER, COLORADO

Gruber Commercial Real Estate, Inc | 209 Kalamath Street #9, Denver, CO 80223 | Tel: 720-490-1442

FLOOR PLAN



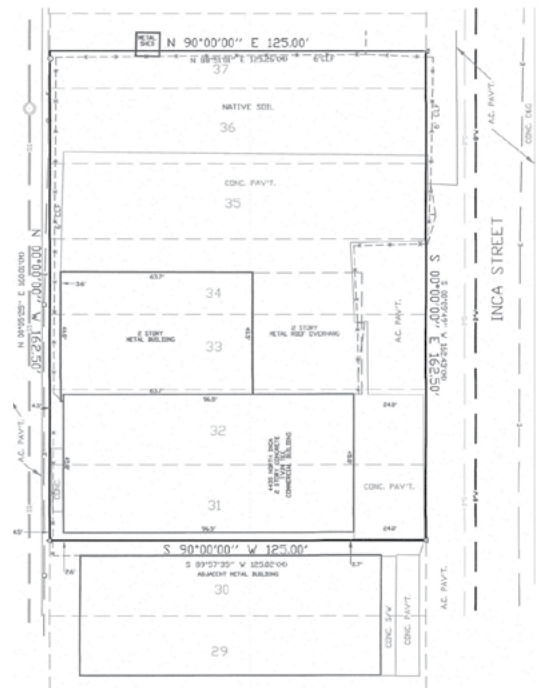
PROPERTY DETAILS

- **Building Size:** 8,488 SF
- **Site Size:** 20,312
- **Office Size:** 1,357 SF (2 levels)
- **YOC:** 1980
- **Zoning:** I-A, UO-2
- **Taxes:** \$30,636.12 (2024)
- **Estimated NNN:** \$5.00
- **Clear Height:** 18' to 20'
- **Loading:** 3 drive-in doors
- **Power:** 400 amps, 3-phase (to be verified)
- **Heat:** Gas forced heat
- **Water:** ¾" water line

AERIAL



PROPERTY SURVEY



Russell Gruber
Industrial Specialist / Owner
Cell: 720-490-1442
russell@grubercre.com



See all our
current listings!

Gruber
COMMERCIAL REAL ESTATE

grubercommercial.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Gruber Commercial Real Estate Services.