

9405

E. Northfield Blvd

Denver, CO 80238

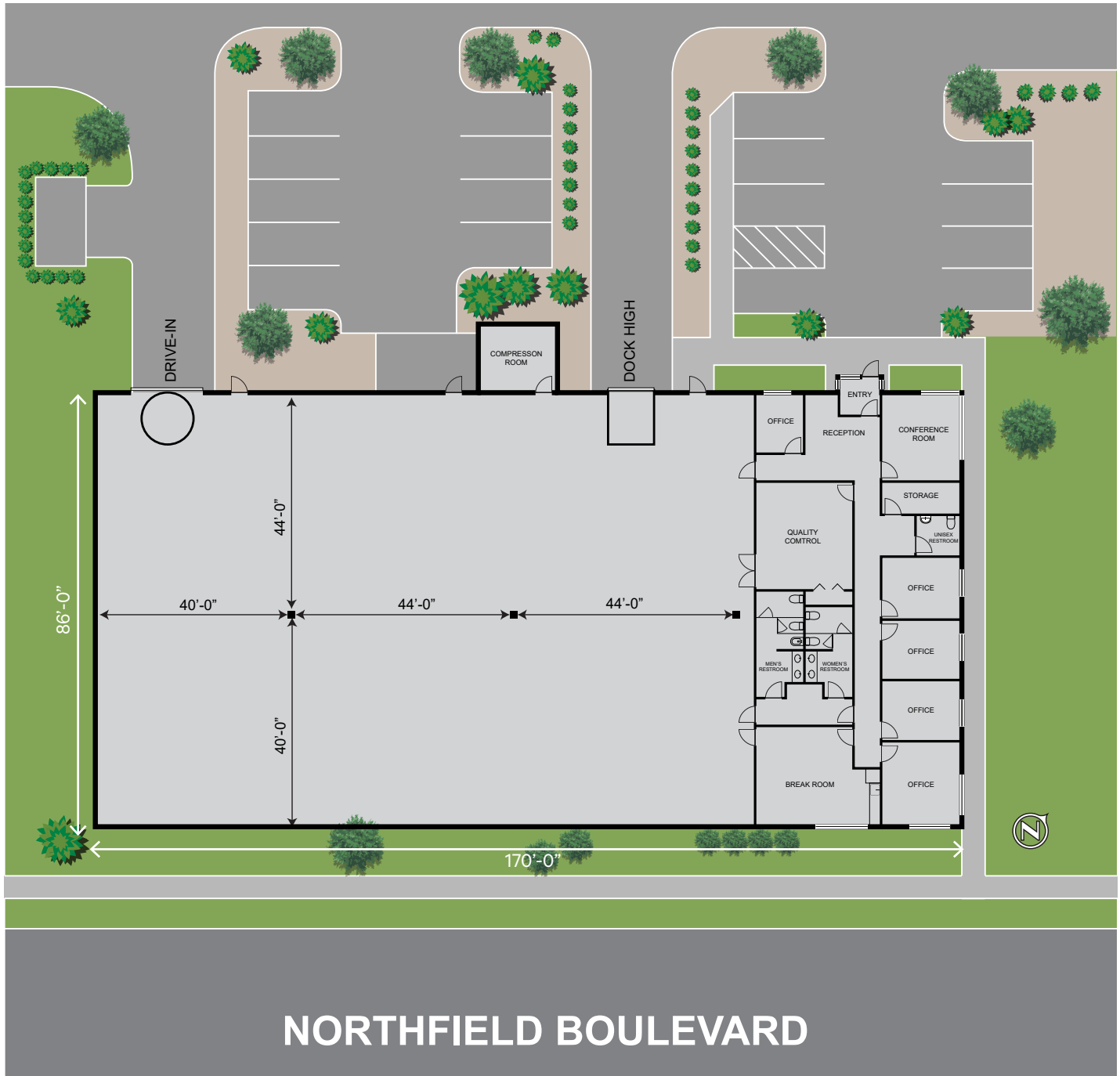
High Image Production/Office Warehouse Facility



Property Information

- + 14,976 SF
- + ±3,558 SF of office space
- + 16' clear height
- + One (9' x 10') dock high door with leveler
- + One (14' x 14') drive-in door
- + Column Spacing: 44' x 44' & 44' x 40'
- + Built in 2014
- + C-MU-30 zoning
- + Power: 3PH, 480v, 800A (to be verified by an electrician)
- + Sprinklered
- + Lease Rate: \$11.95/SF NNN
- + Sale Price: \$4,425,000

Site & Floor Plan



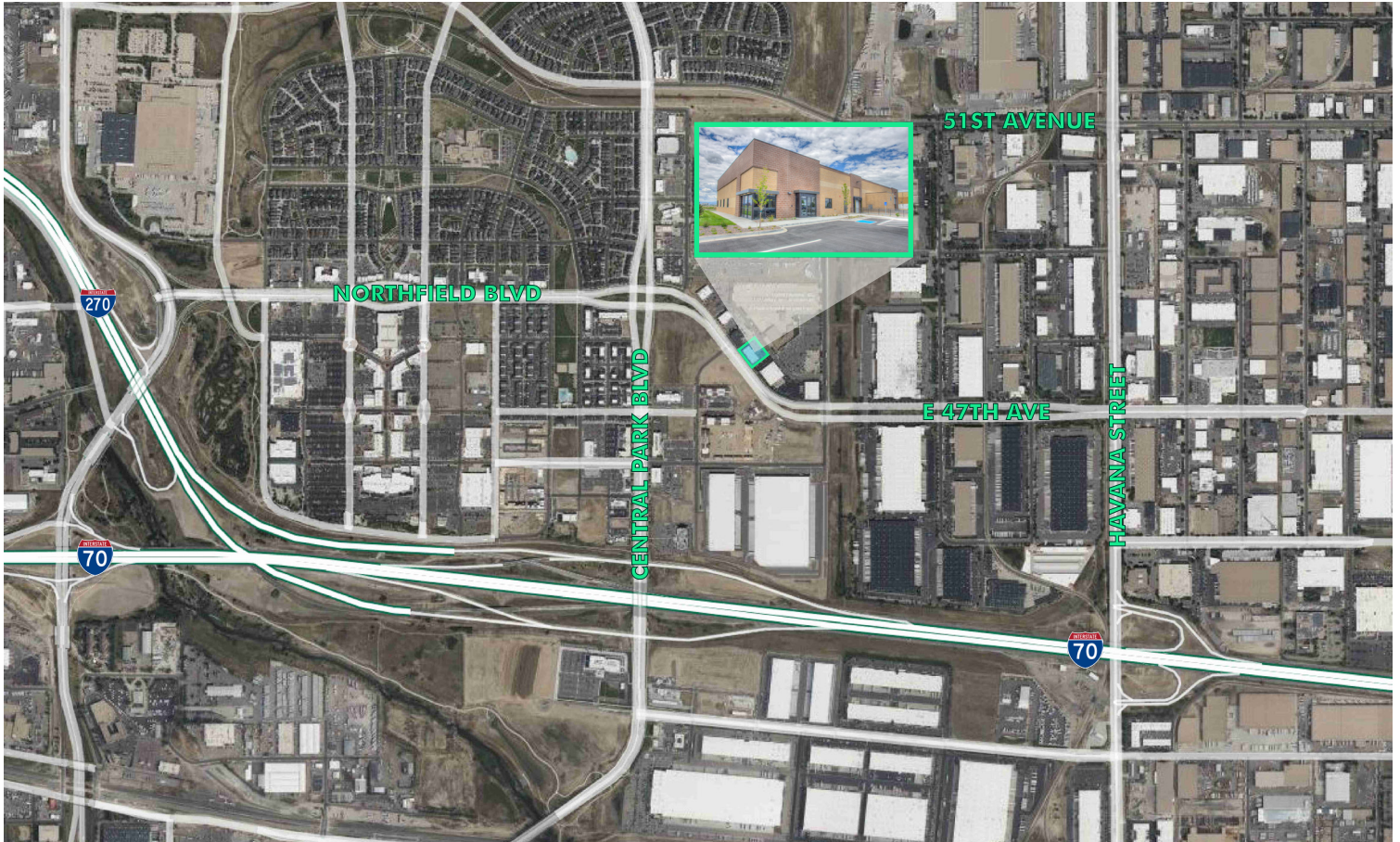
Building Features

- + Fully air conditioned warehouse
- + Well distributed power throughout
- + White interior roof deck
- + Enclosed/vented compressor room
- + 17 parking spaces
- + Originally built for a machine shop

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For Lease

Aerial



DRIVE TIMES

I-70: 5 MIN / 1.3 MILES

I-270: 5 MIN / 1.3 MILES

I-225: 8 MIN / 3 MILES

DENVER INTERNATIONAL AIRPORT: 17 MIN / 10.8 MILES

DOWNTOWN DENVER: 25 MIN / 8.5 MILES

BOULDER: 40 MIN / 29 MILES

Contact Us

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