

FOR LEASE

882 SOUTH LIPAN STREET, DENVER, CO 80223



PROPERTY DETAILS

BUILDING TYPE:	Industrial Warehouse
LEASE RATE:	\$4,500/MO Gross.
BUILDING SIZE:	3,972 SF
AVAILABLE SF:	3,160 SF
YARD SIZE:	±4,000 SF
LOADING:	One (1) Drive-In Door
CLEARANCE:	9'
POWER:	Two 100 Amp/Single-Phase (TBV)
PARKING:	On Site
ZONING:	I-MX-3
CONSTRUCTION TYPE:	Masonry and Concrete
YOC	1956

BROKER CONTACTS

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JOE OWSTON

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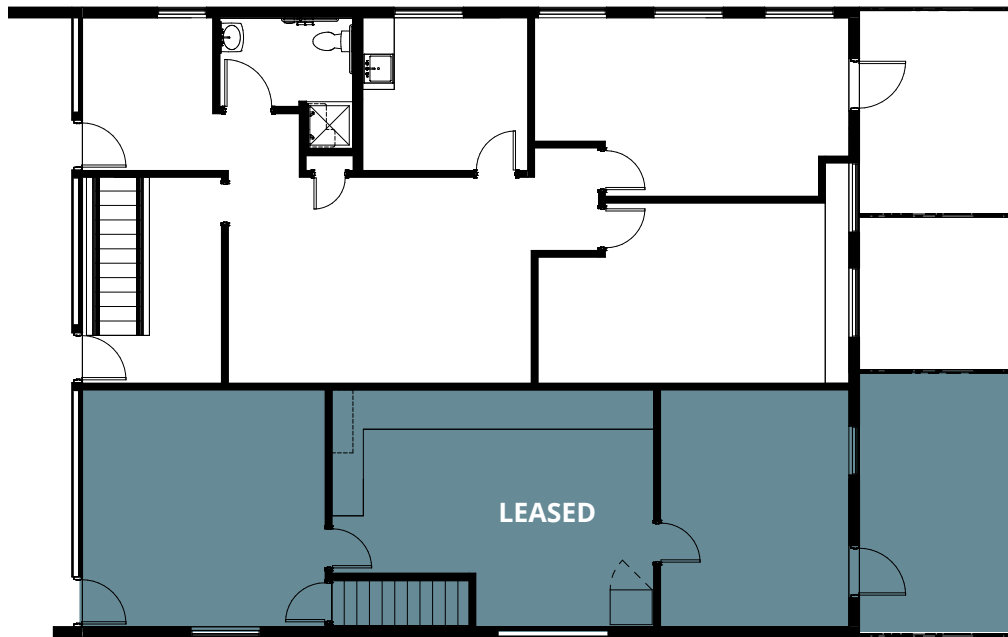
JOwston@PinnacleREA.com

PROPERTY HIGHLIGHTS

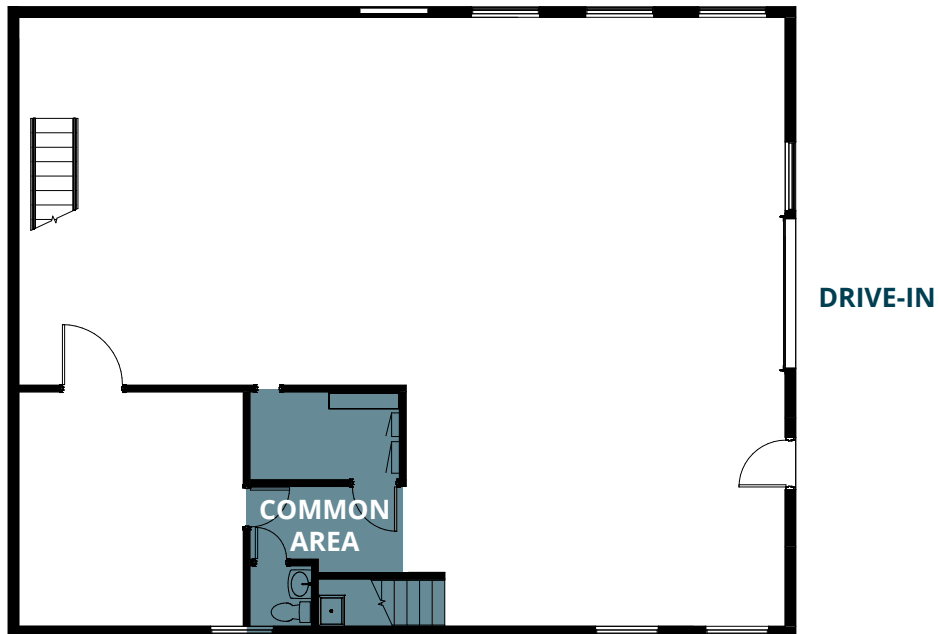
- Fenced yard providing ample storage and parking
- Located between Alameda Avenue and Mississippi Avenue with easy access to I-25 and Santa Fe Drive
- Warehouse has one (1) drive-in door



FIRST FLOOR OFFICE



WAREHOUSE



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