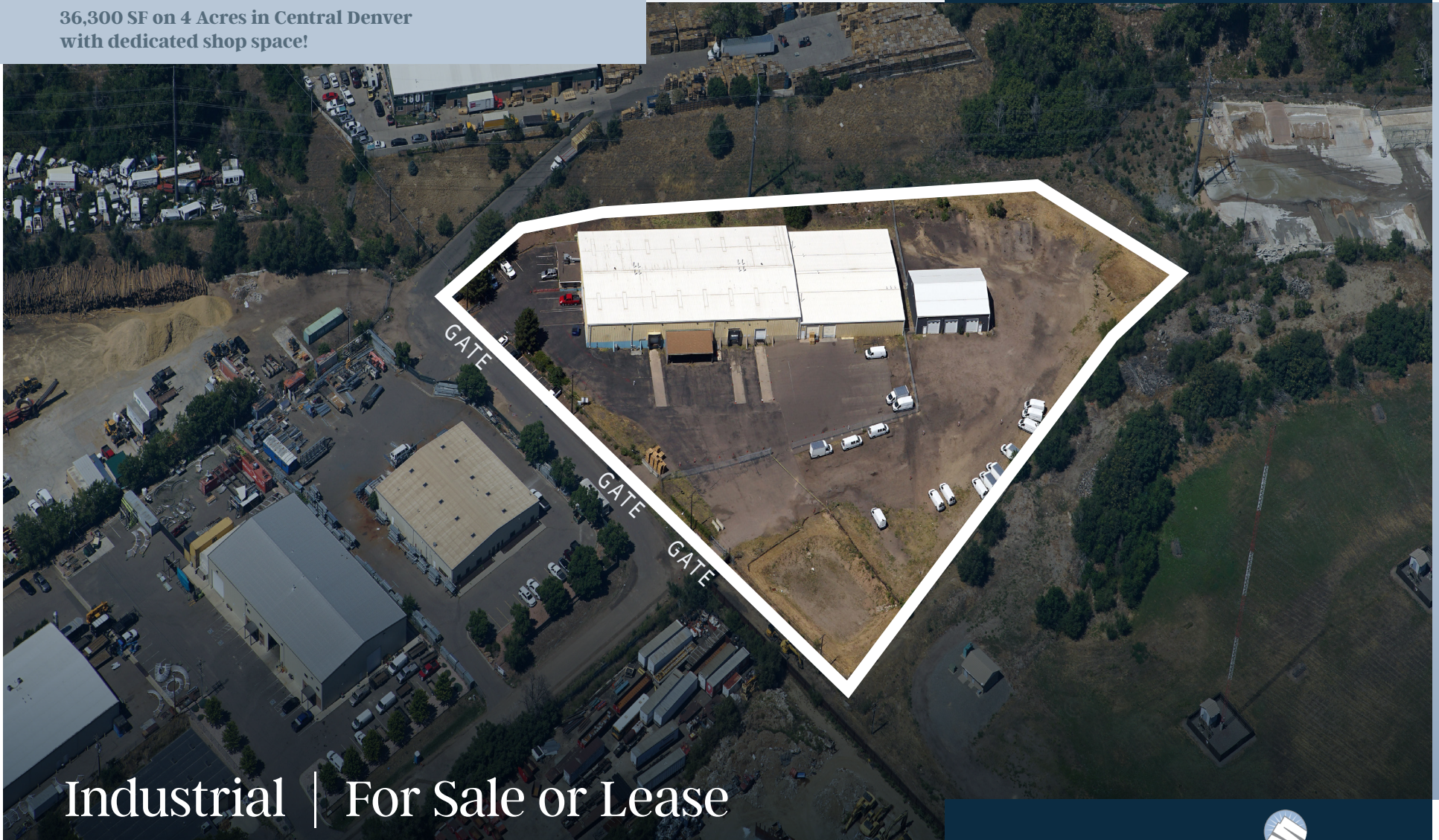


1221

E. 56th Ave Denver, CO 80216

**OFFICE RENOVATION
COMPLETE!**

36,300 SF on 4 Acres in Central Denver
with dedicated shop space!

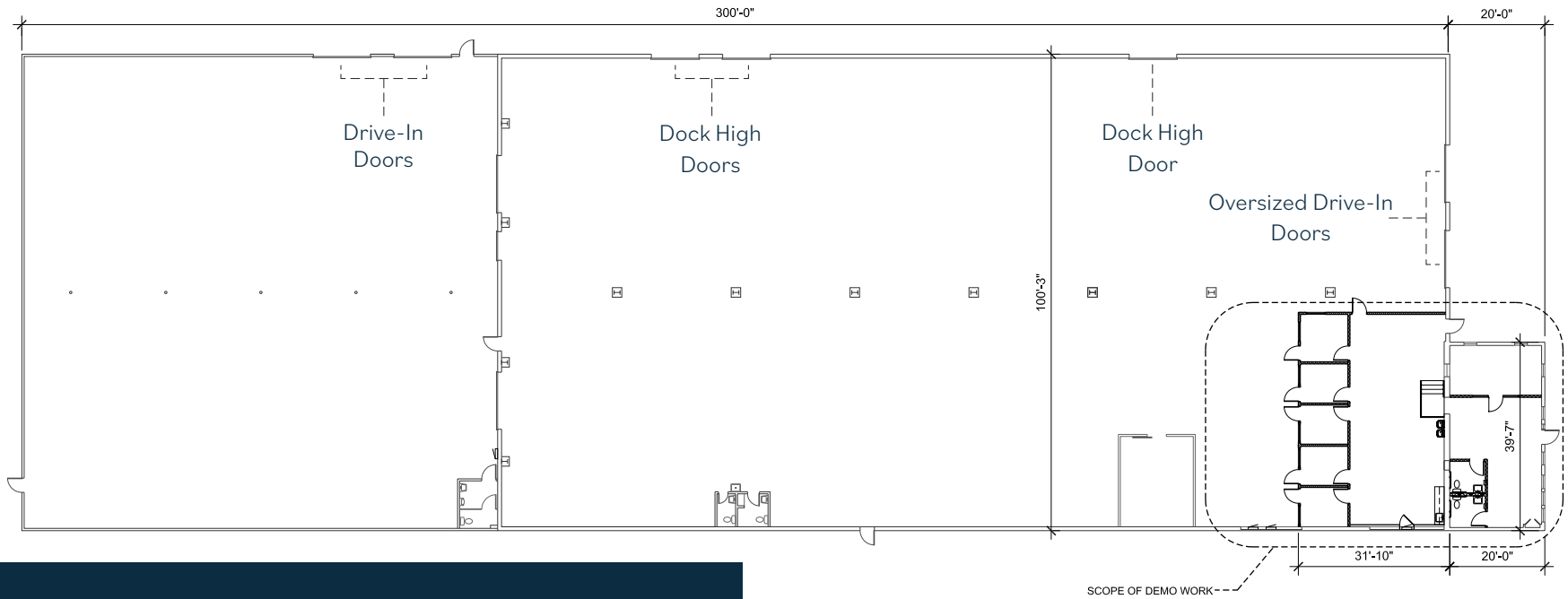


Industrial | For Sale or Lease

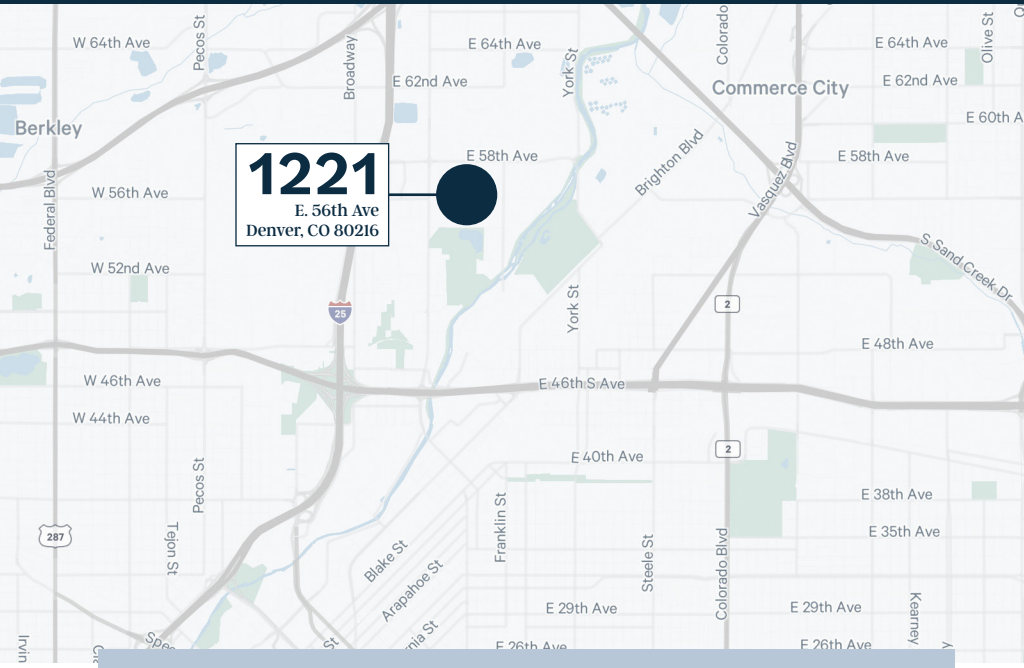
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STONEMONT

1221 E. 56th Avenue Denver, CO 80216



RENOVATIONS COMPLETE!



PROPERTY HIGHLIGHTS

Total RBA:	Main Building: 32,800 SF
	Shop: 3,500 SF
	36,300 SF Total
Land Area:	4.03 AC
Clear Height:	22' (varies)
Power:	3-Phase
Loading:	Main Building: Three (3) Dock High / Four (4) Drive-In Doors Shop: Four (4) Drive-In Doors
Zoning:	I-1
Lease Rate:	Contact brokers
OPEX:	\$4.25/SF
Sale Price:	\$11,500,000
Comments:	- Fenced/secured yard with 3 points of egress - Separate maintenance space

DRIVE TIMES

Downtown
Denver

6 miles

DIA

20 miles

I-70

2 miles

I-25

3 miles





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