

FOR SALE  
40,000 SF

New Price



INDUSTRIAL

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DENVER, CO 80239

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## FINANCIAL SUMMARY

|                |                                                     |
|----------------|-----------------------------------------------------|
| OFFERING PRICE | <b>\$5,400,000</b>                                  |
| LEASABLE AREA  | <b>40,000 SF</b>                                    |
| PRICE PER SF   | <b>\$135</b>                                        |
| POSSIBLE USES  | <b>Warehouse<br/>Distribution<br/>Manufacturing</b> |
| LOT SIZE       | <b>1.8 Acres</b>                                    |
| LOADING        | <b>6 Dock High &amp;<br/>1 Drive-In Doors</b>       |
| POWER          | <b>800 Amps of 277/480<br/>3-phase</b>              |
| COUNTY         | <b>Denver</b>                                       |
| ZONING         | <b>I-B</b>                                          |



# PROPERTY OVERVIEW

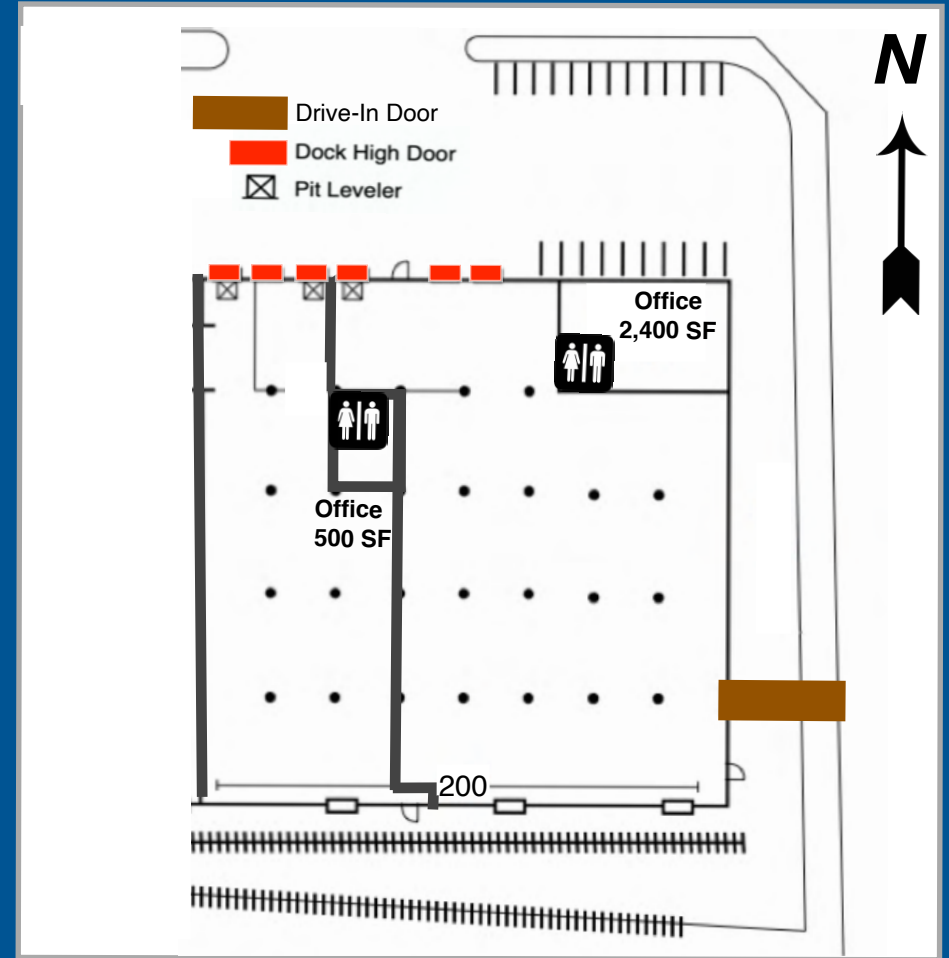


- ✓ 20' Clear Height
- ✓ 6 Dock High Doors
- ✓ Drive-In Door (12' x 14')
- ✓ Fully Fire Sprinklered
- ✓ 800 Amps of 277/480 3-Phase
- ✓ 40' x 25' Column Spacing
- ✓ Fresh Interior/Exterior Painting
- ✓ Rail Possible (Union Pacific)
- ✓ New 20 Year Roof Warranty

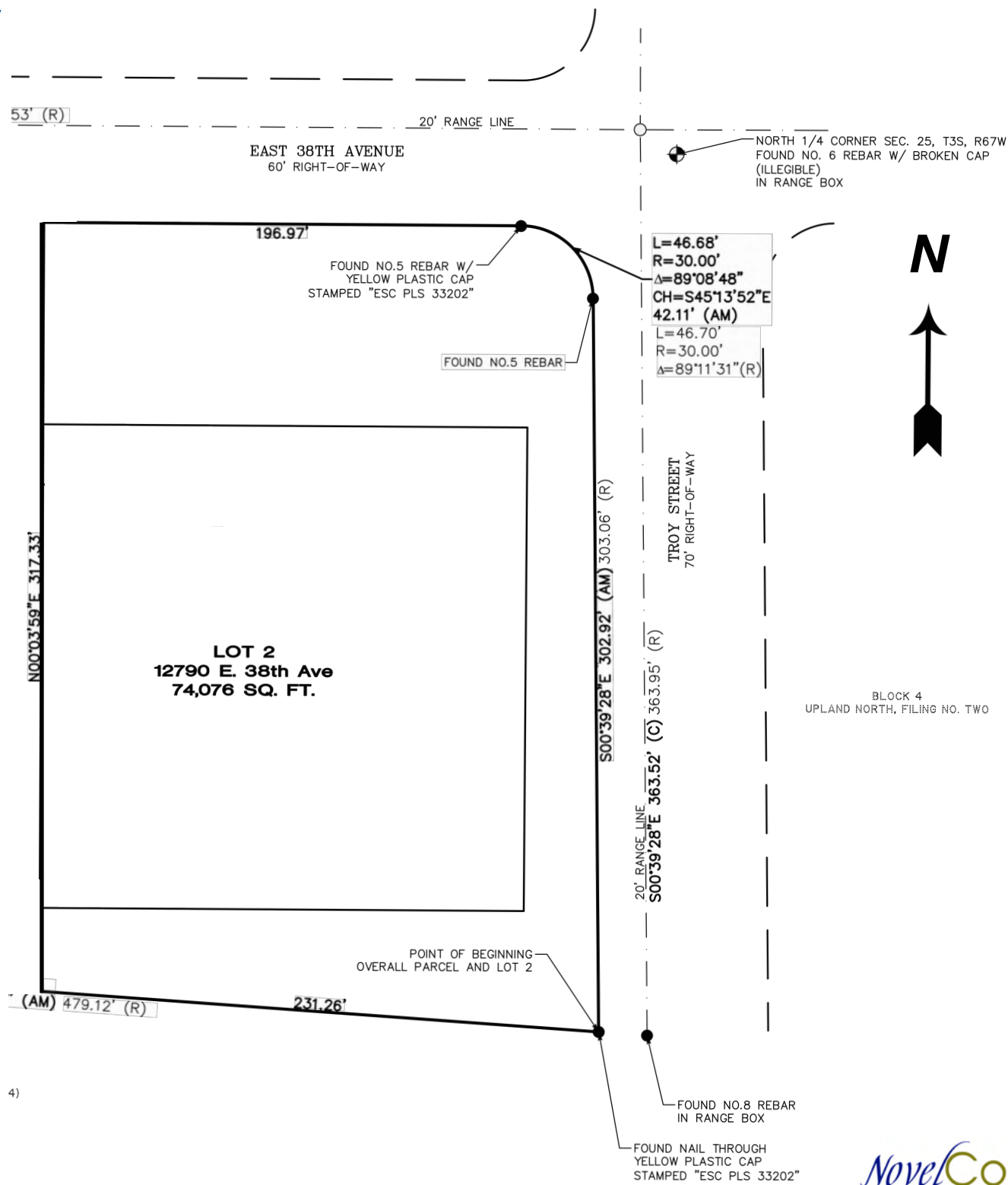
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# PROPERTY SURVEY



4)



# DEMOGRAPHICS REPORT FOR 80239

## POPULATION

1 MILE

3 MILE

12,709

136,354

## HOUSEHOLDS

1 MILE

3 MILE

3,722

42,963

## MEDIAN AGE

1 MILE

3 MILE

33.10

33.60

## MEDIAN HH INCOME

1 MILE

3 MILE

\$63,726

\$63,033

## POPULATION GROWTH '23-'28

1 MILE

3 MILE

2.14%

2.32%

## HOUSEHOLD GROWTH '23-'28

1 MILE

3 MILE

2.12%

2.79%

Disclaimer: The information contained on this page has been obtained from [www.costar.com](http://www.costar.com). Any information should be verified through independent sources by interested parties.



# LOCATION I-70 & I-225

