

Turnkey Industrial Building For Sale

785 S Jason Street, Denver, CO 80223



www.FullerRE.com



For Sale: \$1,350,000

BUILDING OVERVIEW

Total Bldg. SF:	5,844± SF
YOC:	1962
Zoning:	I-A (Denver)
Dock-Hi Door:	One - 8'x12'
Clear Height:	12'
Taxes (2025):	\$18,840.20
HOA Fee:	\$645/month
Power:	200 amps (tbv)

PROPERTY HIGHLIGHTS

- Turnkey facility
- 20% Office / 80% Warehouse
- New roof installed 11/2022 (20 year warranty)
- Well maintained HVAC
- LED Lighting
- Central Denver Location
- Exceptionally well maintained property

Fuller Real Estate
(303) 534-4822

**Brokerage Disclosure
to Buyer**

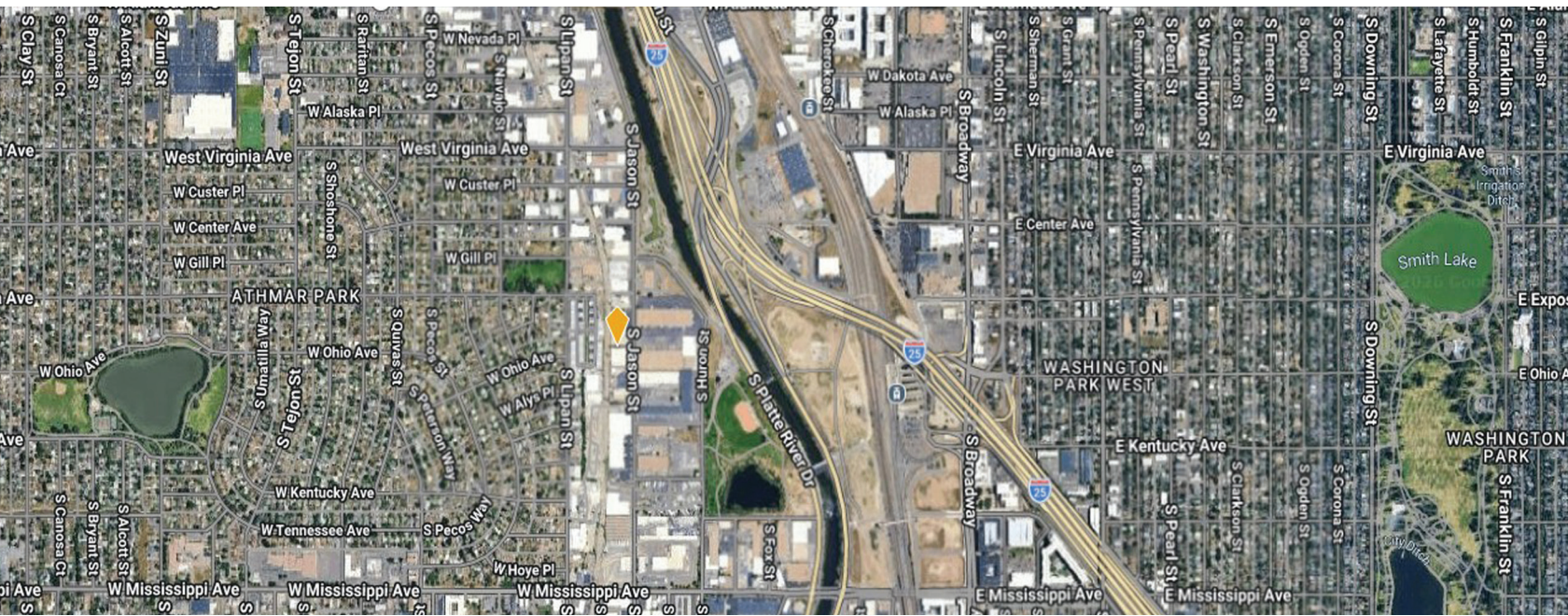
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LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

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DEMOGRAPHICS



Population

1 Mile

16,291

3 Miles

203,553

5 Miles

543,076



Households

7,281

93,406

256,215



Median HH Income

\$92,246

\$91,848

\$95,748



Median Age

36.10

36.70

37.30



Traffic

87,663 vpd - S Santa Fe Dr Frontage @ S Kalamath St (2025)

Source: CoStar 2025

The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.