



**For Sale: \$1,895,000**



## **Warehouse + Office Space**

313 W Bayaud Ave, Denver

*Near I-25, Santa Fe, 6<sup>th</sup> & Alameda*

### **1/3 ACRE WITH 11,493 SQ FT BUILDING**

9,528 SF Warehouse + 1,965 SF Office

Great warehouse and office space two blocks from I-25, Santa Fe and Alameda! This industrial/mixed-use property offers a lot size 14,249 sq ft with an 11,493 sq ft building. The warehouse features a curved roofing system, oversized garage doors, drive-in bay with lift and ramp, concrete floors and large operations space. The upper floor offers 4 private offices and bathroom. The lower level includes a large common area with two ½ baths, storage and kitchenette. Additional amenities include onsite parking, sprinkler system, floor drains and more. This space is perfect for a wide variety of businesses. Plus, seller is motivated and will entertain all reasonable offers!

**Bernard Brady, Listing Agent**

303-929-3805 | [berniebradyco@gmail.com](mailto:berniebradyco@gmail.com)

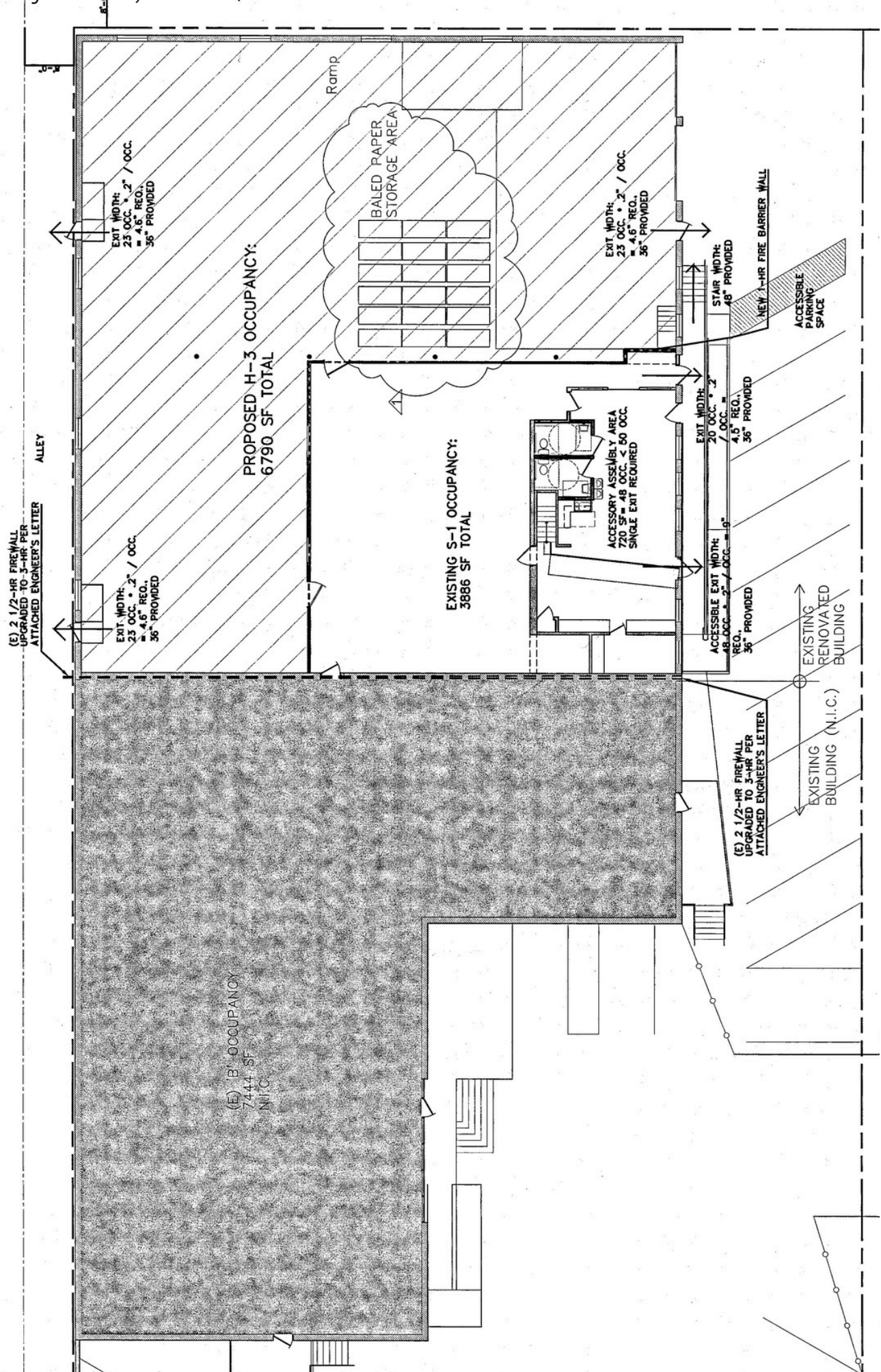
**Jamie Bradley, Listing Agent**

720-560-5430 | [jamie@petrelliteam.com](mailto:jamie@petrelliteam.com)

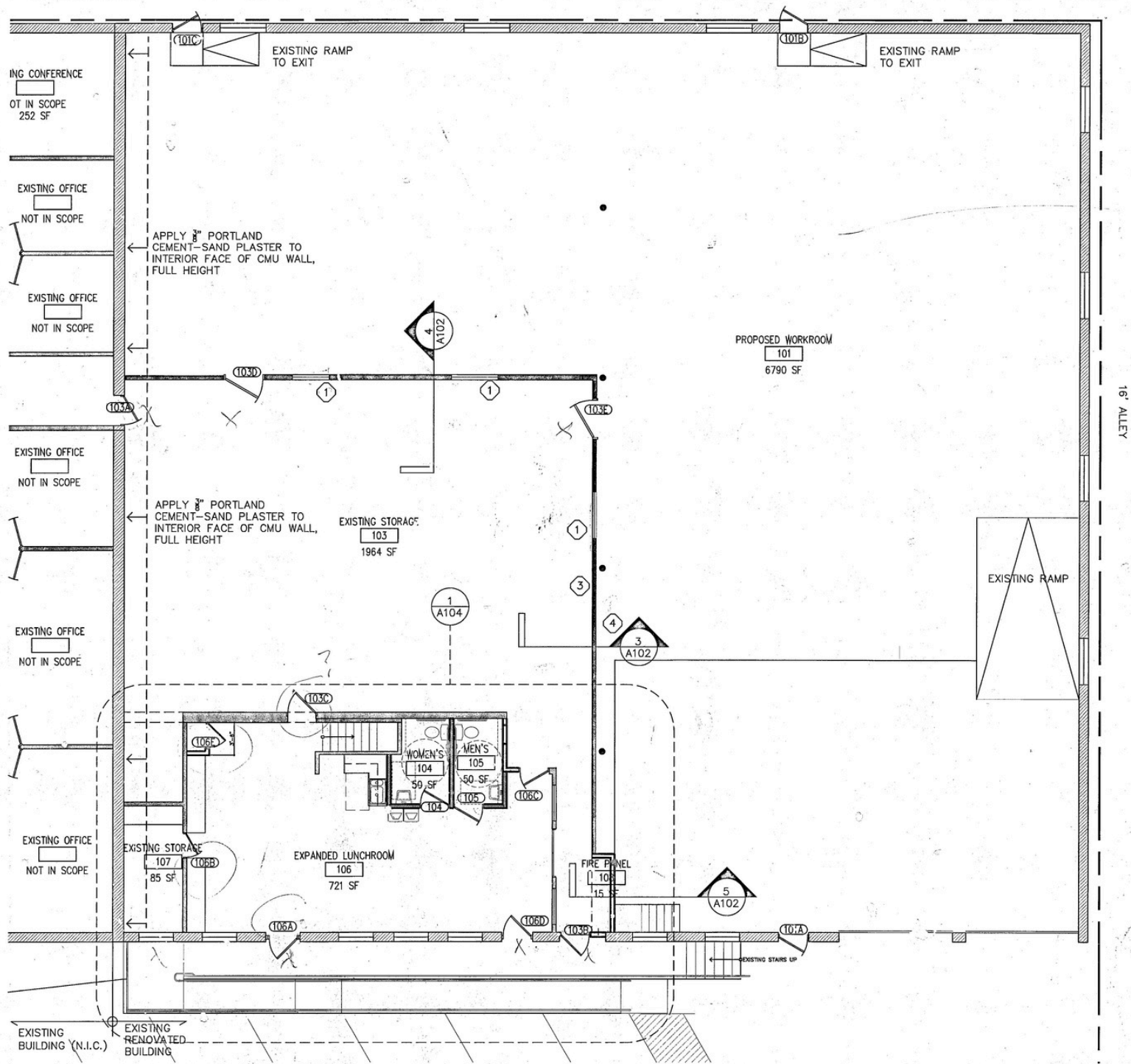
THE  
**BRIAN PETRELLI**  
TEAM

 MetroBrokers



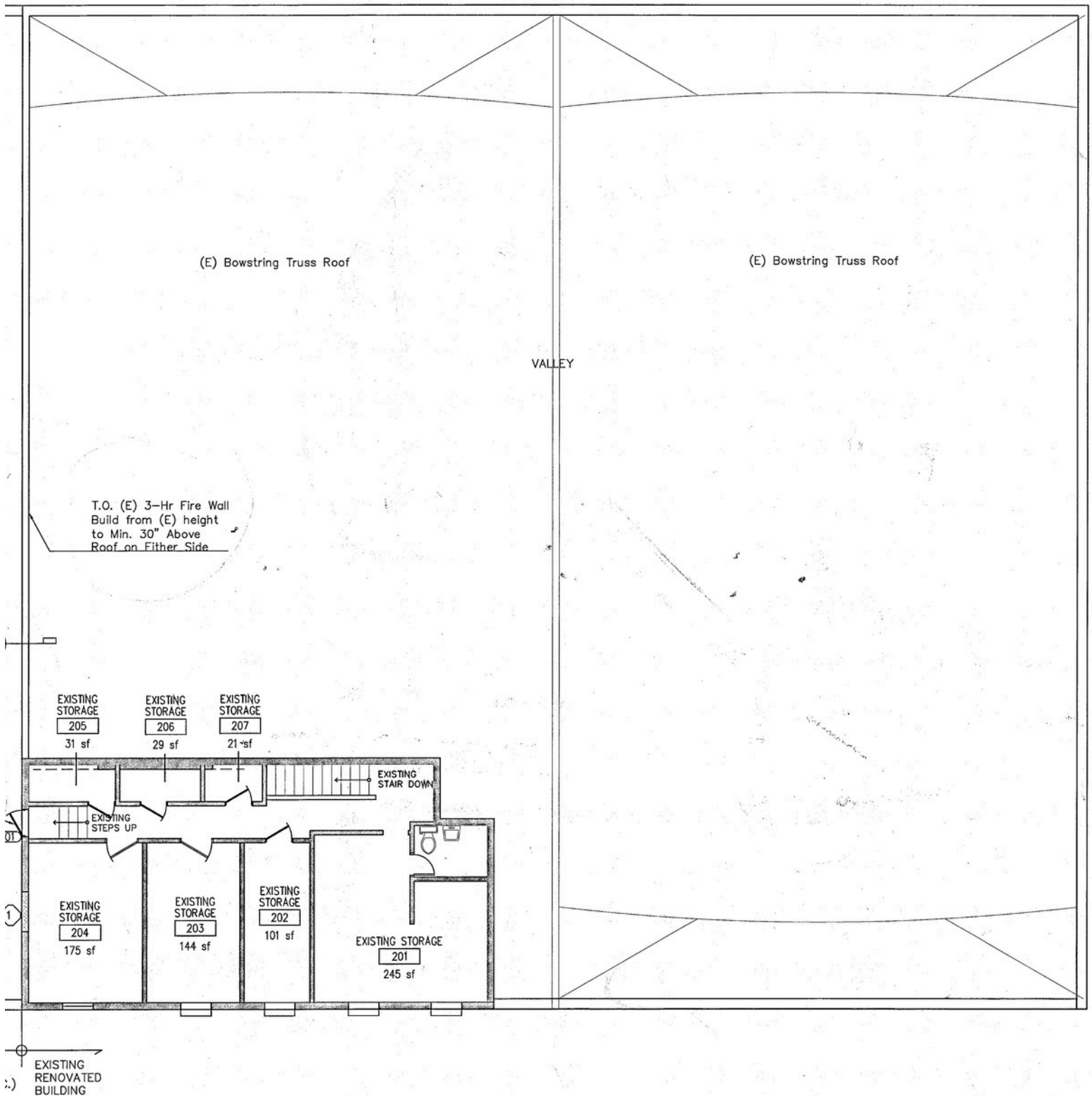


## 313 W Bayaud Ave, Denver | Floor Plan





# 313 W Bayaud Ave, Denver | Floor Plan





## 313 W Bayaud Ave, Denver | Floor Plan

